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RESIDENTIAL CONSTRUCTION IN ALBERTA

JANUARY 1986

Alberta

HOUSING
Planning Secretariat

ISSN 0823-2947
01/86 (227)

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Highlights

Alberta

- ° In the fourth quarter, housing starts increased 64% to 2,650 units from 1,614 for 1984. Total starts for 1985 jumped by 14% to 8,337 units, the first time a year-to-year increase has been recorded since 1981.

Urban Alberta

- ° Housing starts in January reached 536 units, a 90% increase from 282 units in January 1985. This marks the seventh consecutive month that a significant year-to-year increase has been reported.
- ° Only Ft. McMurray and Lloydminster recorded decreases in housing starts in January.
- ° Units under construction in January increased 5% from the month before to 2,533 units, of which 15% or 380 were apartment units.
- ° The number of building permits issued in Urban Alberta continues its upward trend which began in June 1985. January's 510 permits issued represent an increase of 113% over the same period last year.

Calgary

- ° Calgary's starts amounted to 225 units (all single family) in January, a jump of 91% in comparison to a year ago.
- ° Housing under construction increased again to 1,257 units from 1,189 the month before. However, inventory of newly completed and unoccupied

- housing continued to experience a downward slide to only 100 units last month while the rate of absorption remained at a very high level of 66%.
- ° 257 building permits were issued in January, a near 4 fold (295%) increase over last year.
 - ° The resale housing market continued to be extremely active with 1,229 residential units sold during the month, 22% higher than in January 1985.
 - ° The average resale house price increased to \$83,691 from \$81,154 in December. The new house price index continued to show an upward movement to 86.7 in December.

Edmonton

- ° Edmonton's housing starts rose by 150% over the previous year to 225 units. Multiples accounted for 25% (57 units) of the total.
- ° Housing under construction also increased to 823 units, up 7% from 771 the month before. However, inventory of newly completed and unoccupied units decreased further to only 140 with a continuing high rate of absorption.
- ° In the resale market, the number of houses sold rose a modest 6% to 547 units over January 1985.
- ° However, the average selling price last month dropped to \$68,999, the lowest level in a number of years. The new house price index remained fairly steady at 81.3 in December.

TABLE 1

JAN-86

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	225	0	0	0	225	91
CAMROSE	0	0	0	0	0	*
EDMONTON M.A.	168	24	33	0	225	150
FORT MCMURRAY	5	0	0	0	5	-50
GRANDE PRAIRIE	17	0	0	0	17	325
LEDEC	3	0	0	0	3	*
LETHBRIDGE	8	0	0	0	8	0
LLOYDMINSTER ALTA. PART)	7	0	0	0	7	-82
MEDICINE HAT	5	0	0	0	5	150
RED DEER	15	0	21	0	36	414
SPRUCE GROVE	5	0	0	0	5	25
TOTAL	458	24	54	0	536	90

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
 MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 1
CUMULATIVE HOUSING STARTS
CALGARY AND EDMONTON

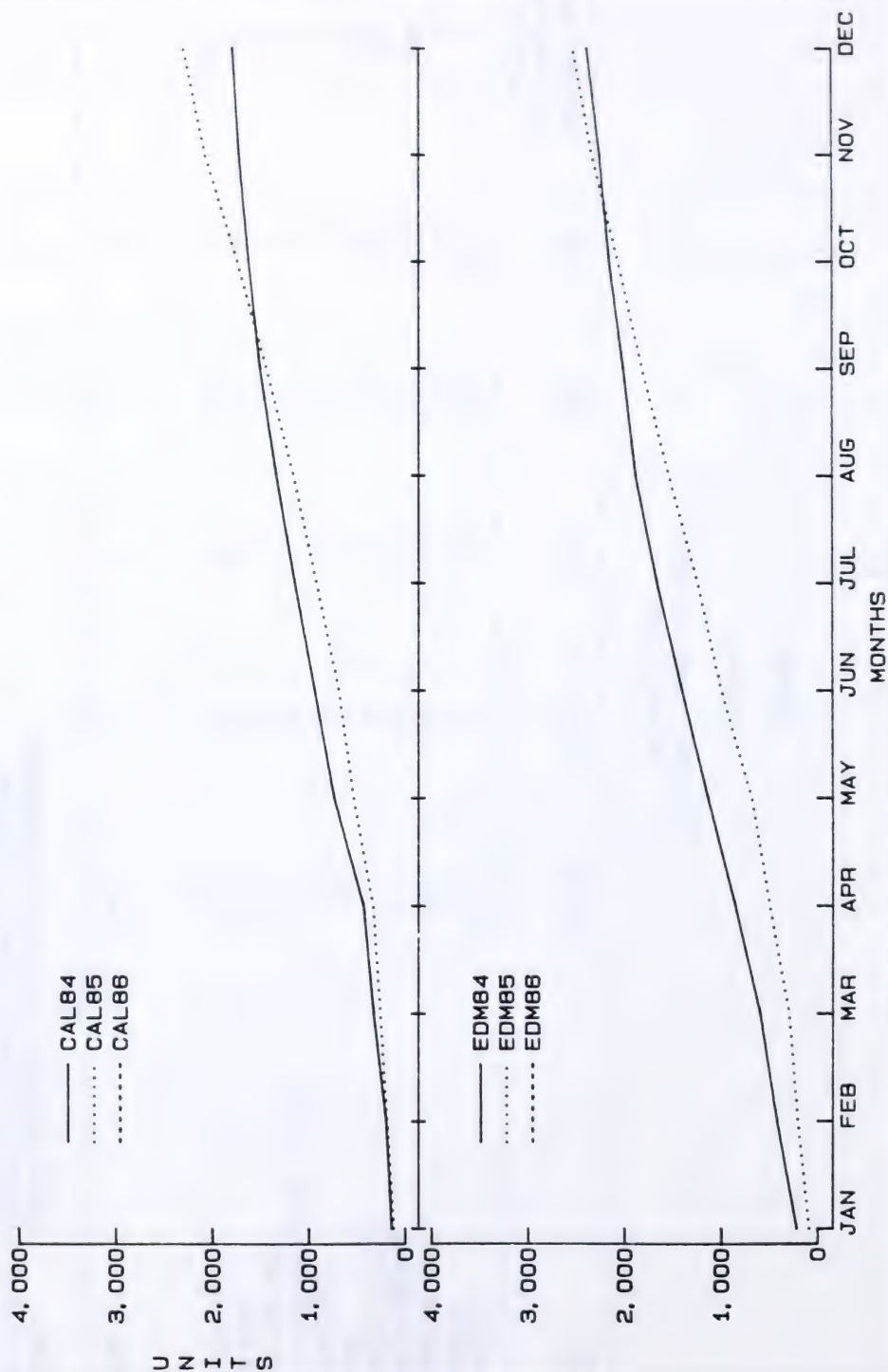


TABLE 2

JAN-86

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT		TOTAL		PERCENT CHANGE IN TOTAL STARTS
	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	
CALGARY	118	225	0	0	0	0	0	0	118	225	91
CAMROSE	0	0	0	0	0	0	0	0	0	0	*
EDMONTON M.A.	90	168	0	24	0	33	0	0	90	225	150
FORT MCMURRAY	10	5	0	0	0	0	0	0	10	5	-50
GRANDE PRAIRIE	4	17	0	0	0	0	0	0	4	17	325
LEDUC	0	3	0	0	0	0	0	0	0	3	*
LETHBRIDGE	2	8	2	0	0	0	4	0	8	8	0
LLOYDMINSTER(ALTA. PART)	14	7	0	0	0	0	25	0	39	7	-82
MEDICINE HAT	2	5	0	0	0	0	0	0	2	5	150
RED DEER	7	15	0	0	0	21	0	0	7	36	414
SERUPE GROVE	4	5	0	0	0	0	0	0	4	5	25
TOTAL	251	458	2	24	0	54	29	0	282	536	90
PERCENT CHANGE BY TYPE	82		1100			*	-100		90		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 2
TOTAL NUMBER OF STARTS EACH MONTH
URBAN ALBERTA

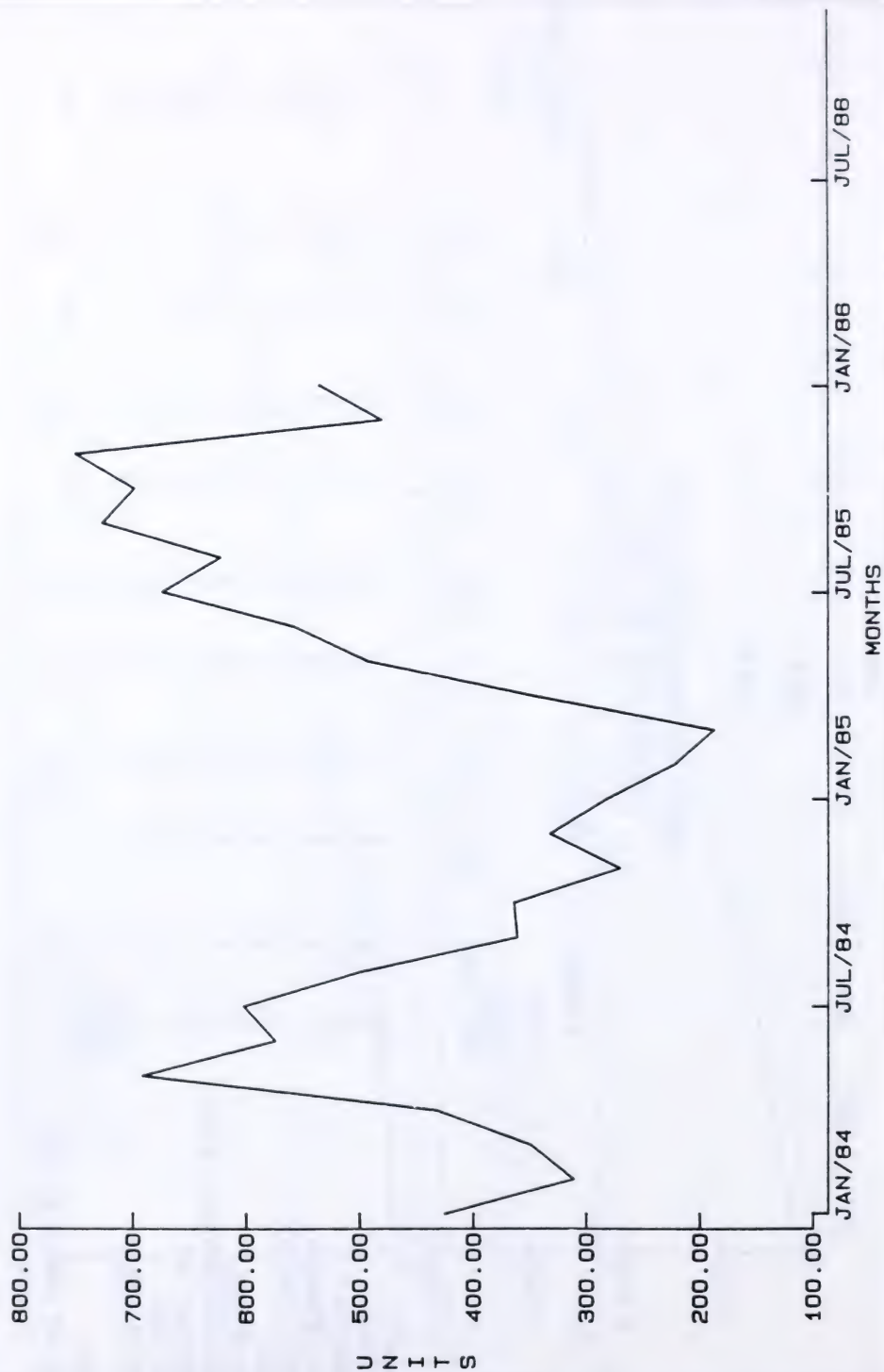


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	282	536	90
FEBRUARY	222		
MARCH	187		
APRIL	347		
MAY	493		
JUNE	558		
JULY	674		
AUGUST	623		
SEPTEMBER	727		
OCTOBER	699		
NOVEMBER	751		
DECEMBER	481		
TOTAL	6044	536	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
URBAN ALBERTA

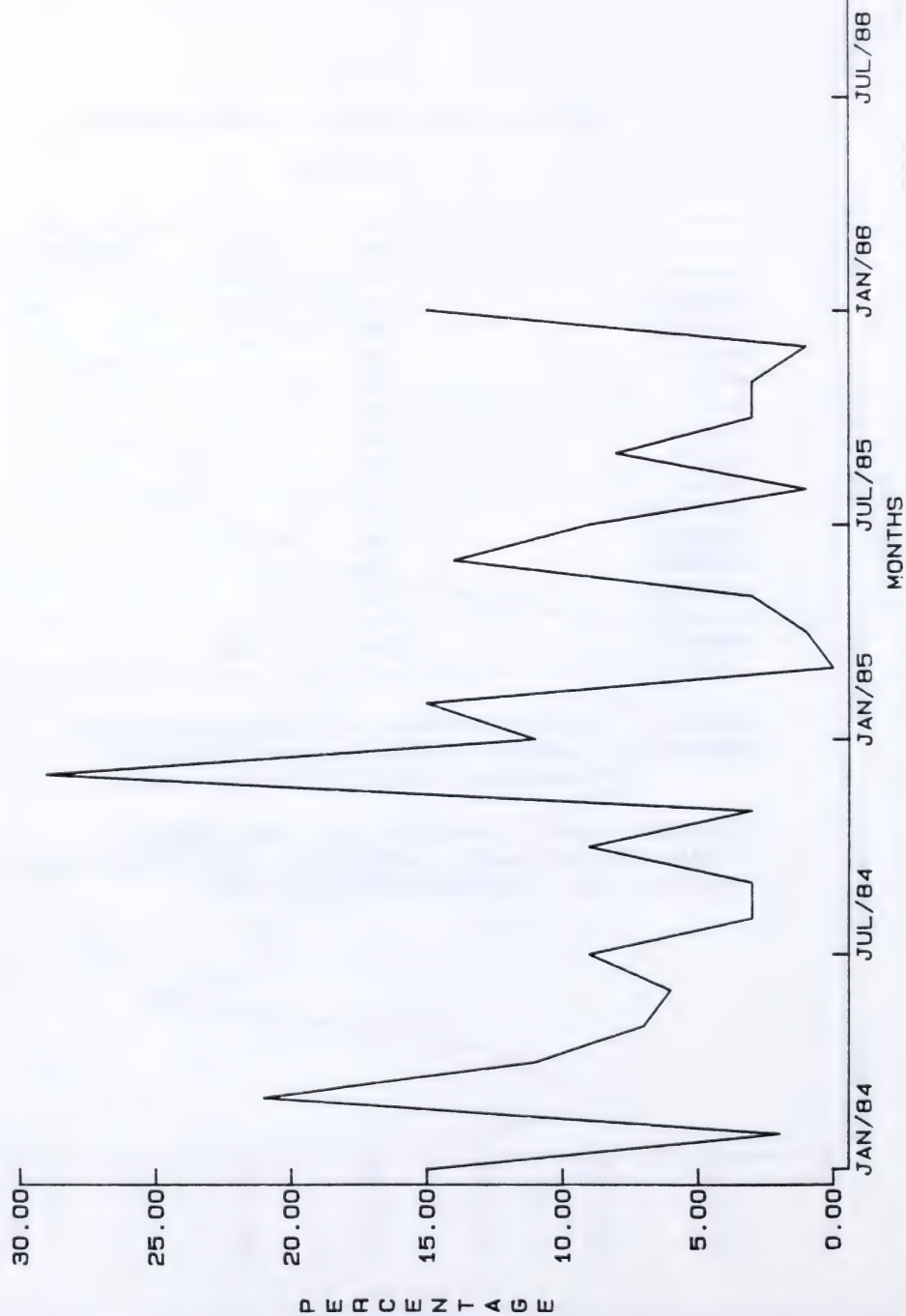


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1985-1986				

1985				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	674	612	62	9
AUGUST	623	615	8	1
SEPTEMBER	727	668	59	8
OCTOBER	699	679	20	3
NOVEMBER	751	726	25	3
DECEMBER	481	477	4	1
	-----	-----	-----	-----
TOTAL	6044	5701	343	6

1986				
JANUARY	536	458	78	15
FEBRUARY				
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
	-----	-----	-----	-----
TOTAL	536	458	78	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
 MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
 MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
EDMONTON AND CALGARY

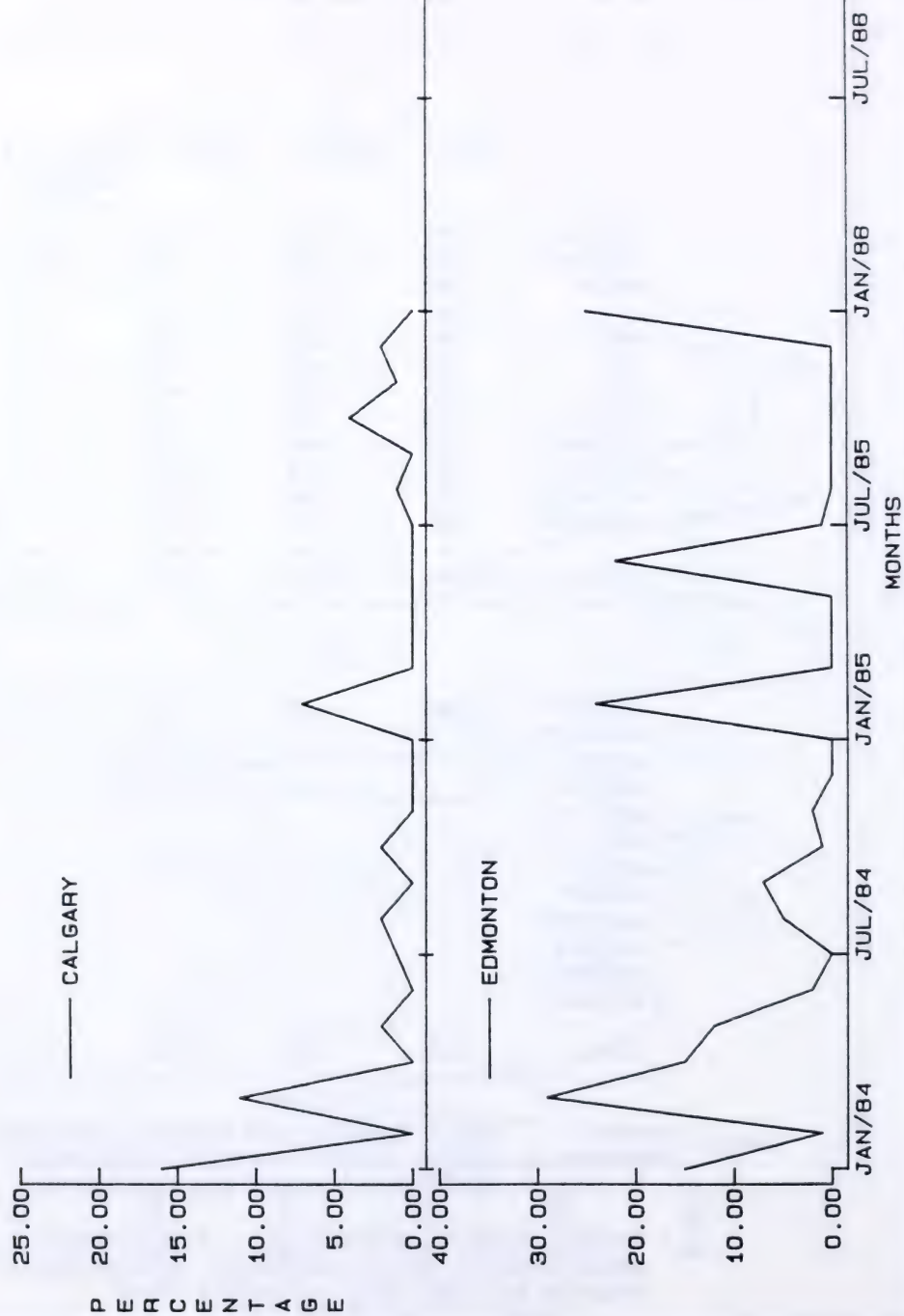


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1985							EDMONTON (METRO)						
CALGARY													
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL				TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL			
JANUARY	118	0	0				90	90	0				0
FEBRUARY	73	5	7				116	88	28				24
MARCH	66	0	0				90	90	0				0
APRIL	76	0	0				200	200	0				0
MAY	202	0	0				185	185	0				0
JUNE	152	0	0				313	245	68				22
JULY	234	0	0				243	241	2				1
AUGUST	243	2	1				296	290	6				2
SEPTEMBER	283	0	0				278	278	0				0
OCTOBER	304	11	4				251	251	0				0
NOVEMBER	336	2	1				270	270	0				0
DECEMBER	231	4	2				196	196	0				0
TOTAL	2318	24	1				2528	2424	104				4
1986							EDMONTON (METRO)						
CALGARY													
JANUARY	225	0	0				225	168	57				25
FEBRUARY													
MARCH													
APRIL													
MAY													
JUNE													
JULY													
AUGUST													
SEPTEMBER													
OCTOBER													
NOVEMBER													
DECEMBER													
TOTAL	225	225	0				225	168	57				

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 5
CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

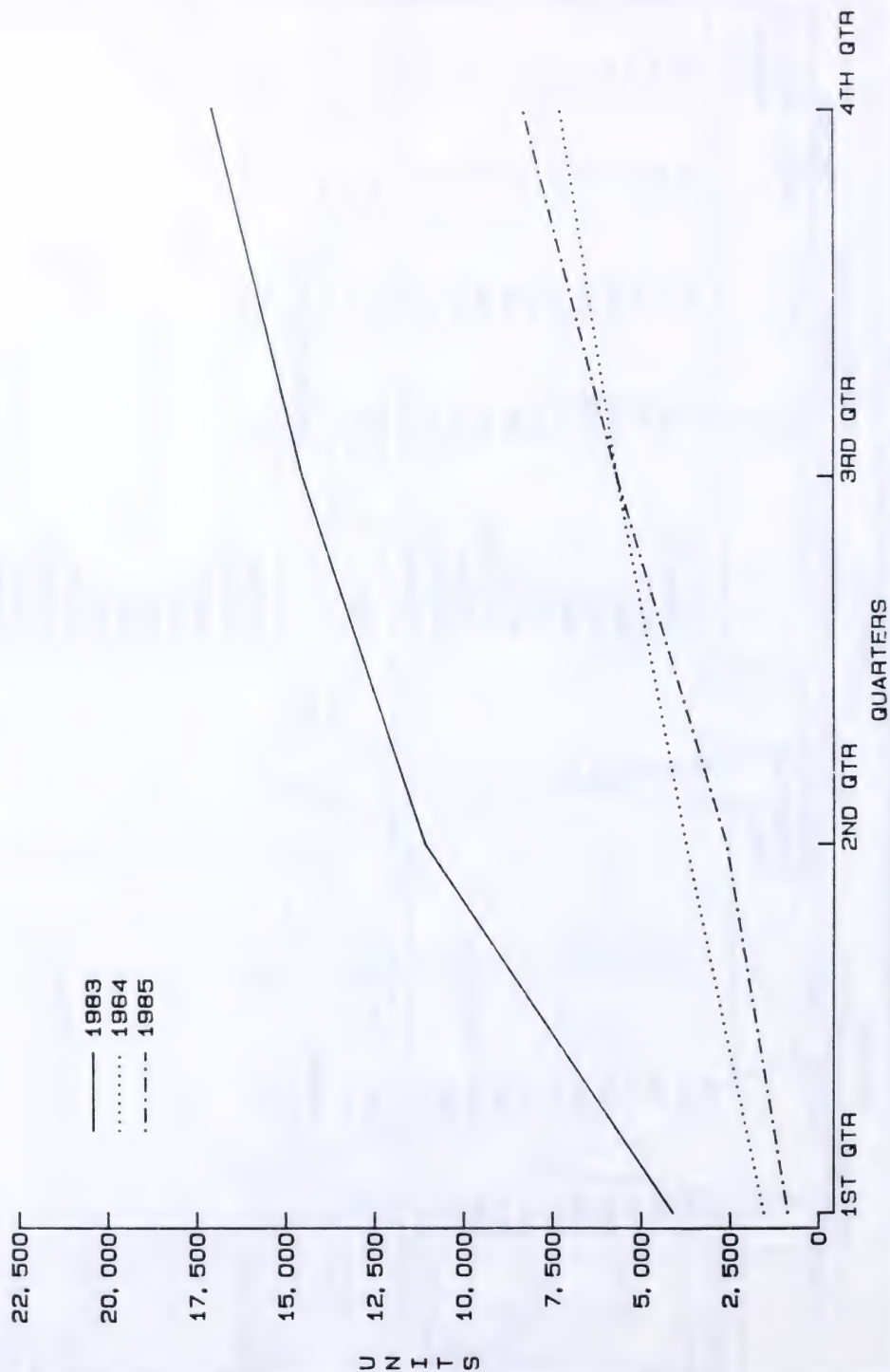


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

1984 - 1985

	1984	1985	PERCENT CHANGE
FIRST QUARTER	1548	873	-44
SECOND QUARTER	2186	1723	-21
THIRD QUARTER	1947	3091	59
FOURTH QUARTER	1614	2650	64
TOTAL	7295	8337	14

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 7

JAN-86

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	178	4	0	0	182	58
CAMROSE	1	0	0	0	1	-80
EDMONTON M.A.	167	0	0	0	167	37
FORT MCMURRAY	9	0	0	0	9	29
GRANDE PRAIRIE	10	0	0	0	10	150
LEDUC	2	0	0	0	2	-50
LETHBRIDGE	9	0	0	0	9	-50
LLOYDMINSTER (ALTA. PART)	20	0	0	0	20	18
MEDICINE HAT	10	0	0	0	10	900
RED DEER	9	0	5	0	14	133
SPRUCE GROVE	2	0	0	0	2	*
TOTAL	417	4	5	0	426	42

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
 MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

TABLE 8

JAN-86

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMITES	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1019	10	0	228	1257	79
CAMROSLE	4	0	0	65	69	-1
EDMONTON M.A.	735	24	33	31	823	7
FORT MCMURRAY	26	0	0	44	70	204
GRANDE PRAIRIE	50	0	0	0	50	150
LEDUC	8	0	4	0	12	1100
LETHBRIDGE	64	0	0	0	64	25
LLOYDMINSTER (ALTA. PART)	45	0	0	12	57	-39
MEDICINE HAT	52	0	0	0	52	-12
RED DEER	39	0	30	0	69	229
SPRUCE GROVE	10	0	0	0	10	11
TOTAL	2052	34	67	380	2533	39

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
CALGARY

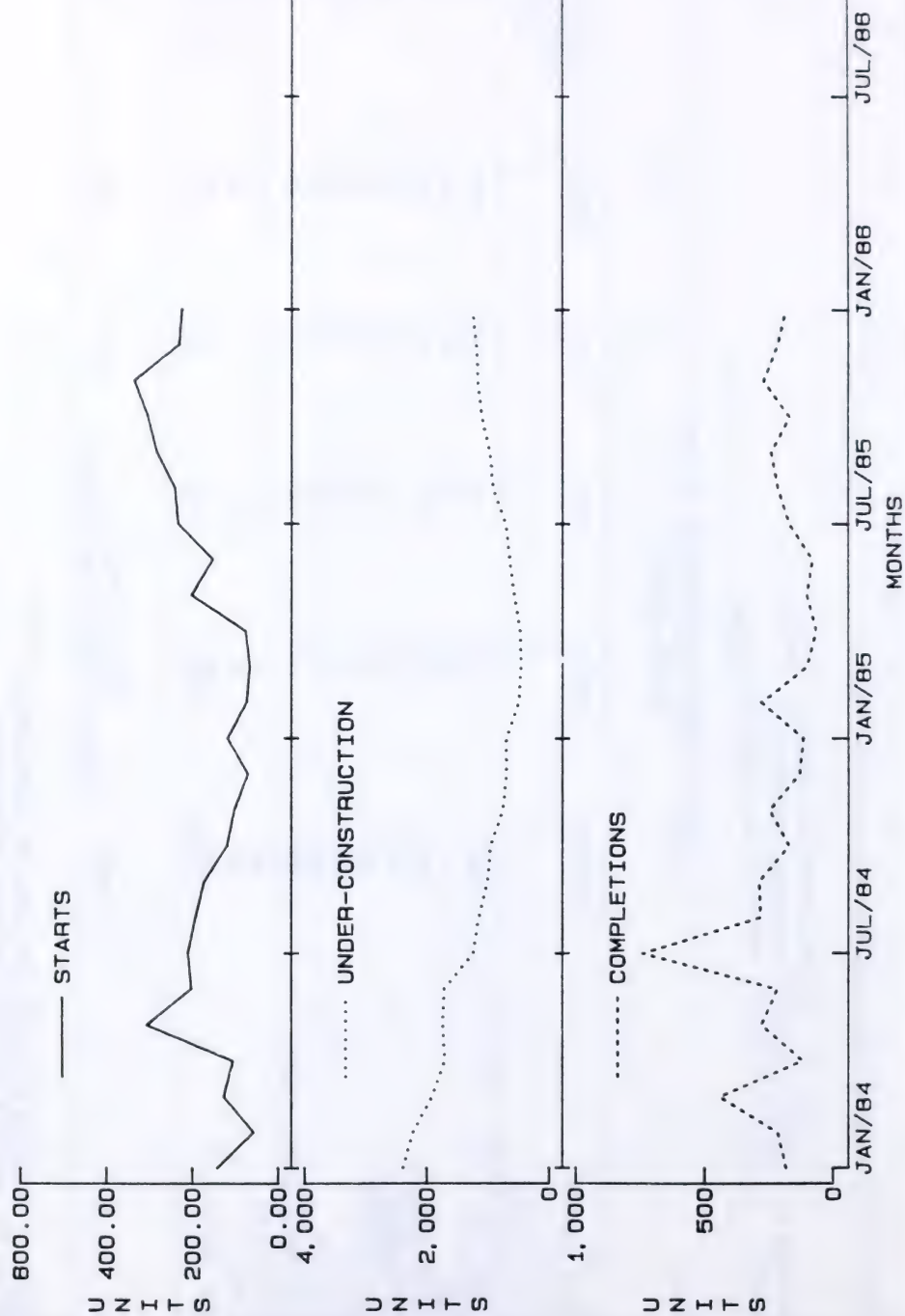


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1985			

	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	647
JULY	234	169	711
AUGUST	243	213	925
SEPTEMBER	283	239	969
OCTOBER	304	167	1105
NOVEMBER	336	269	1172
DECEMBER	231	214	1189

1986			

JANUARY	225	182	1257
FEBRUARY			
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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FIGURE 7
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
EDMONTON

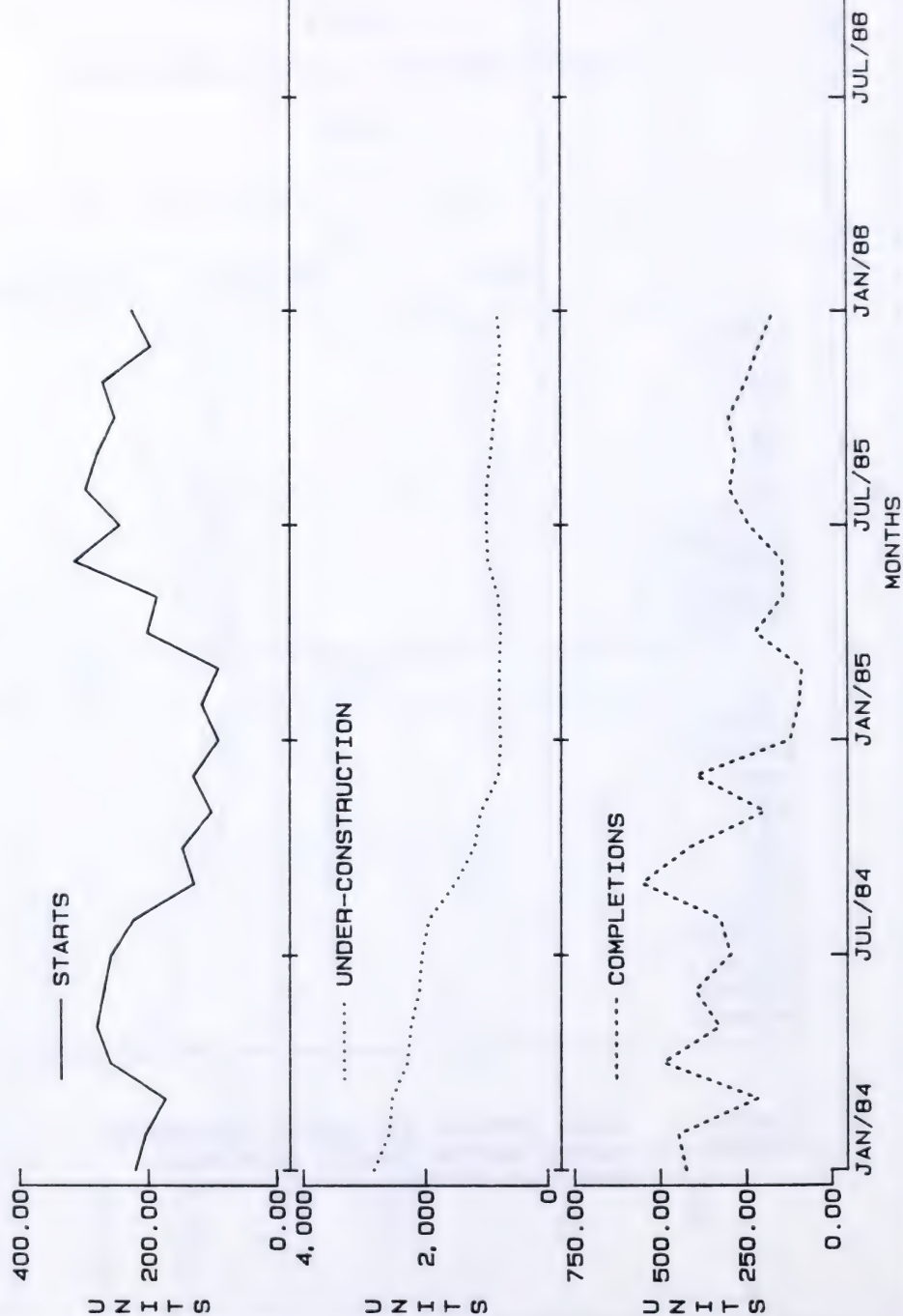


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1985			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	90	122	769
FEBRUARY	116	95	787
MARCH	90	87	790
APRIL	200	222	768
MAY	185	141	811
JUNE	313	143	980
JULY	243	240	999
AUGUST	296	296	998
SEPTEMBER	278	278	923
OCTOBER	251	298	873
NOVEMBER	270	248	790
DECEMBER	196	210	771
1986			
JANUARY	225	167	823
FEBRUARY			
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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FIGURE 8
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH
URBAN ALBERTA

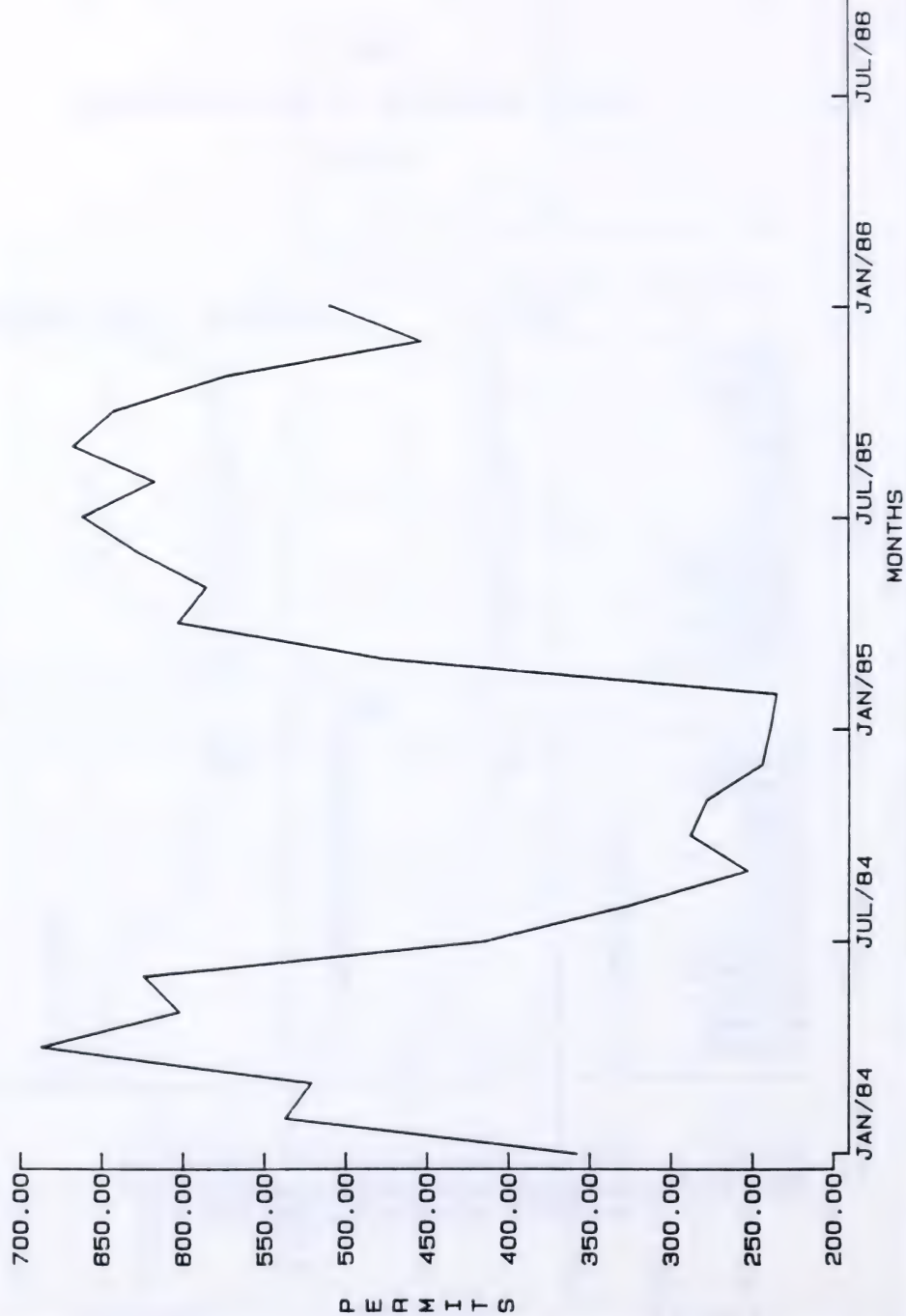


TABLE 11

JAN-86

RESIDENTIAL BUILDING PERMITS
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	240	2	0	15	257	295
CAMROSE	0	0	0	0	0	-100
EDMONTON M.A.	171	0	0	4	175	26
FORT MCMURRAY	1	0	0	12	13	333
GRANDE PRAIRIE	4	0	0	0	4	-20
LEDUC	2	0	0	0	2	0
LETHBRIDGE	7	0	0	0	7	40
LLOYDMINSTER(ALTA. PART)	7	0	0	14	21	40
MEDICINE HAT	10	0	0	0	10	*
RED DEER	17	2	0	0	19	850
SPRUCE GROVE	2	0	0	0	2	100
TOTAL	461	4	0	45	510	113

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 9
CUMULATIVE RESIDENTIAL BUILDING PERMITS
CALGARY AND EDMONTON

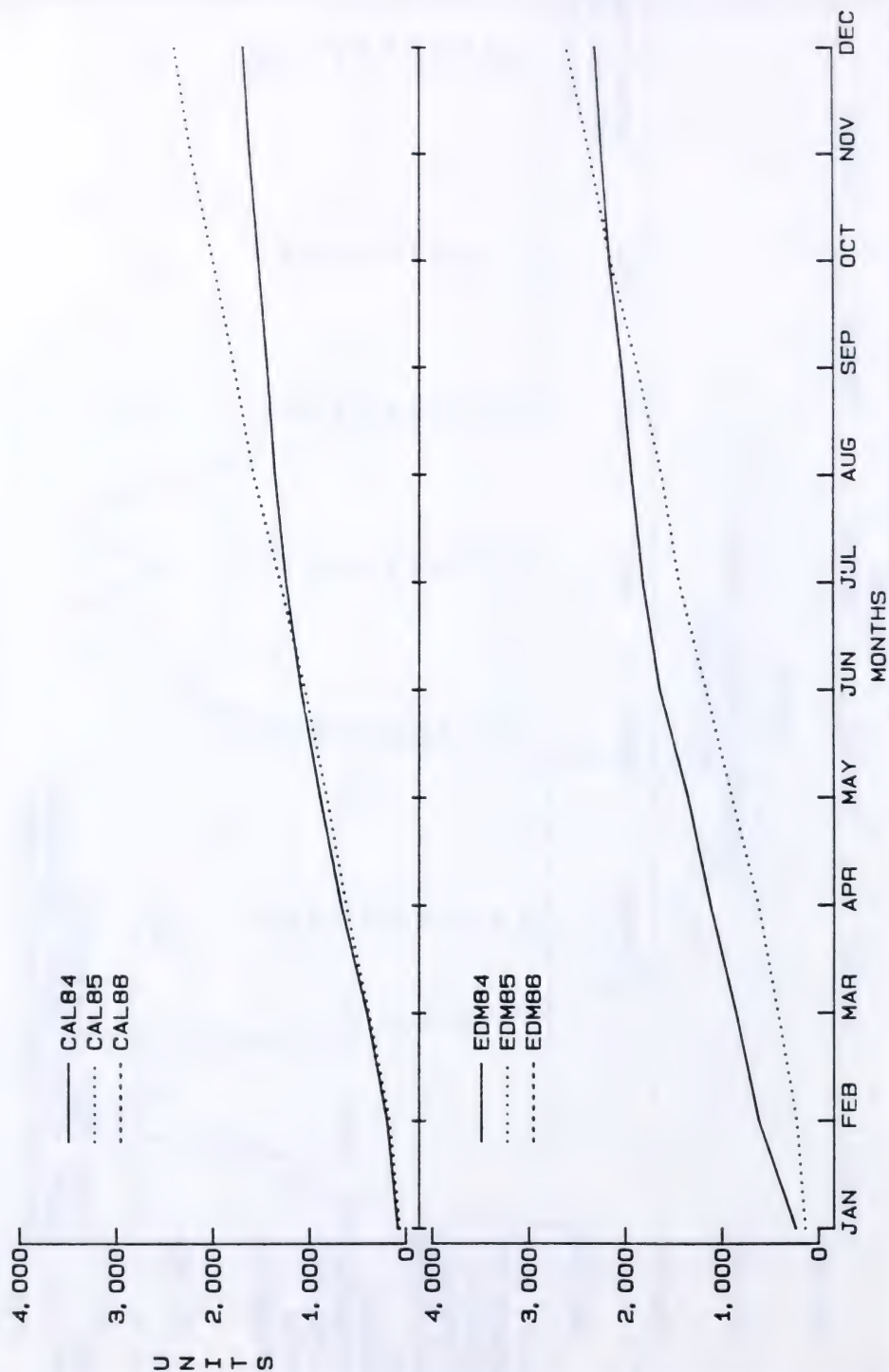


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY	CAMROSE	EDMONTON (METRO)	FORT MCMURRAY	GRAND PRAIRIE	LEDUC	LETHBRIDGE	LLOYDMIN. (ALTA. PART)	MEDICINE HAT	RED DEER	SPRUCE GROVE										
	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986									
JANUARY	65	257	2	0	139	175	3	13	5	4	2	5	7	15	21	0	10	2	19	1	2
FEBRUARY	168		2	228	228		17		8	3	3	7		26		2		11		2	
MARCH	383		4	419	419		33		16	7	7	15		33		5		31		5	
APRIL	618		9	623	623		67		34	9	9	37		82		10		59		6	
MAY	820		11	896	896		104		42	14	14	54		100		17		74		8	
JUNE	1046		13	1162	1162		137		61	16	16	72		131		25		90		15	
JULY	1304		18	1440	1440		157		81	19	19	87		154		42		109		19	
AUGUST	1583		20	1621	1621		218		103	21	21	95		178		51		135		23	
SEPTEMBER	1784		23	1870	1870		244		117	30	30	110		286		70		156		26	
OCTOBER	2007		26	2150	2150		261		149	34	34	116		328		87		172		29	
NOVEMBER	2243		27	2366	2366		263		163	34	34	130		397		94		185		30	
DECEMBER	2418		27	2604	2604		269		165	37	37	137		402		97		197		33	
PERCENT CHANGE	295		100	26	333		20		40	40	40	40		402		97	*	850		100	

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE
1985	239	474	951	1554	2140	2768	3430	4048	4716	5359	5932	6386	
1986	510												113

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 10
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED
URBAN ALBERTA

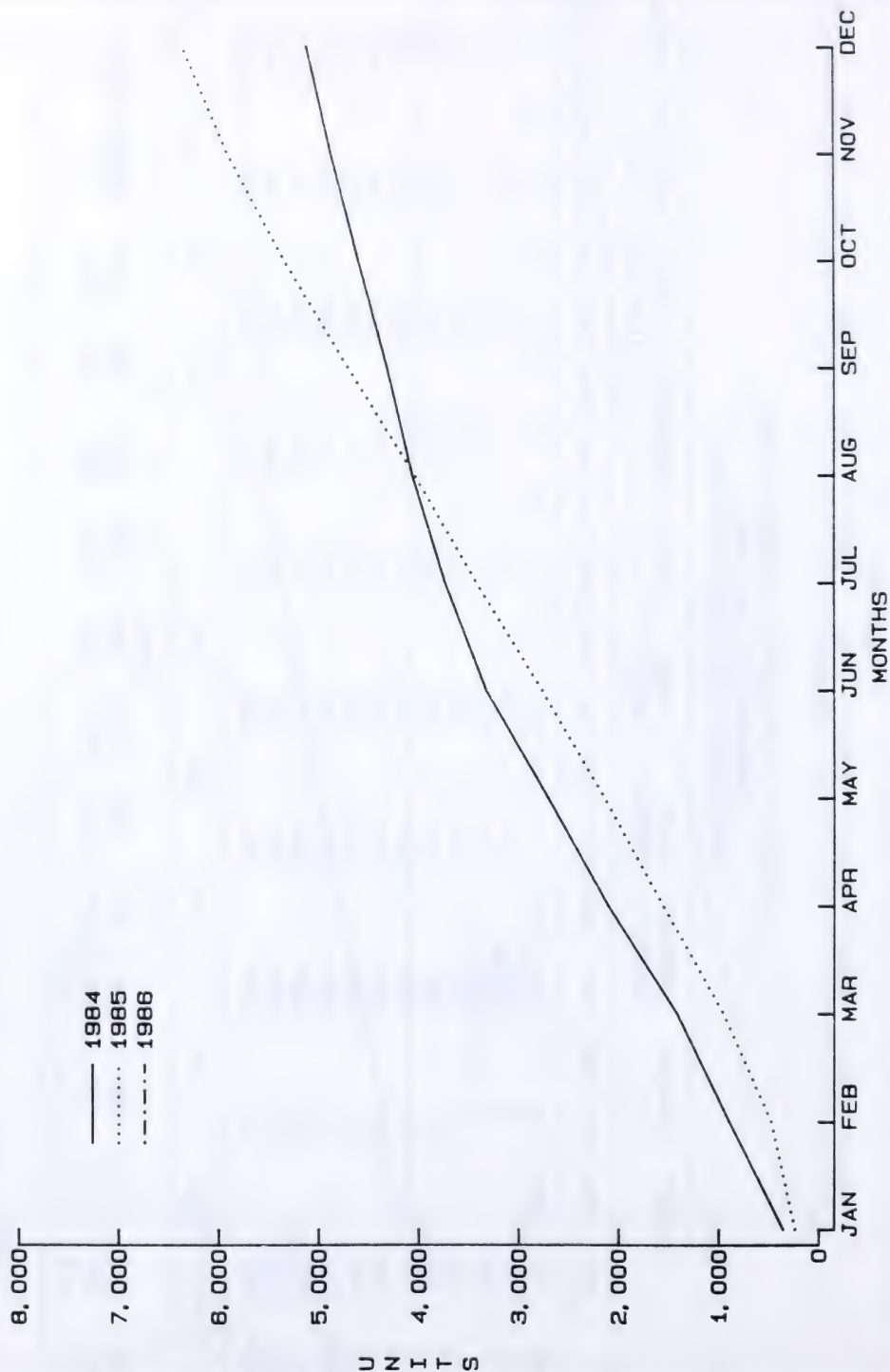


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	239	510	113
FEBRUARY	235		
MARCH	477		
APRIL	603		
MAY	586		
JUNE	628		
JULY	662		
AUGUST	618		
SEPTEMBER	668		
OCTOBER	643		
NOVEMBER	573		
DECEMBER	454		
TOTAL	6386	510	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

TABLE 14
RESIDENTIAL BUILDING PERMITS
SELECTED RURAL AREAS

	SINGLES			MULTI			TOTAL	
	YEAR TO DATE			YEAR TO DATE			YEAR TO DATE	
	JANUARY-86	1986	PERCENT CHANGE OVER 1985	JANUARY-86	1986	PERCENT CHANGE OVER 1985	JANUARY-86	1986
BONNYVILLE	0	0	100	6	6	*	6	100
COLD LAKE	1	1	75	0	0	*	1	75
GRAND CENTRE	3	3	25	0	0	*	3	25
ELK POINT	0	0	100	0	0	*	0	100
ST. PAUL	2	2	*	0	0	*	2	*

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 11
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
EDMONTON METRO

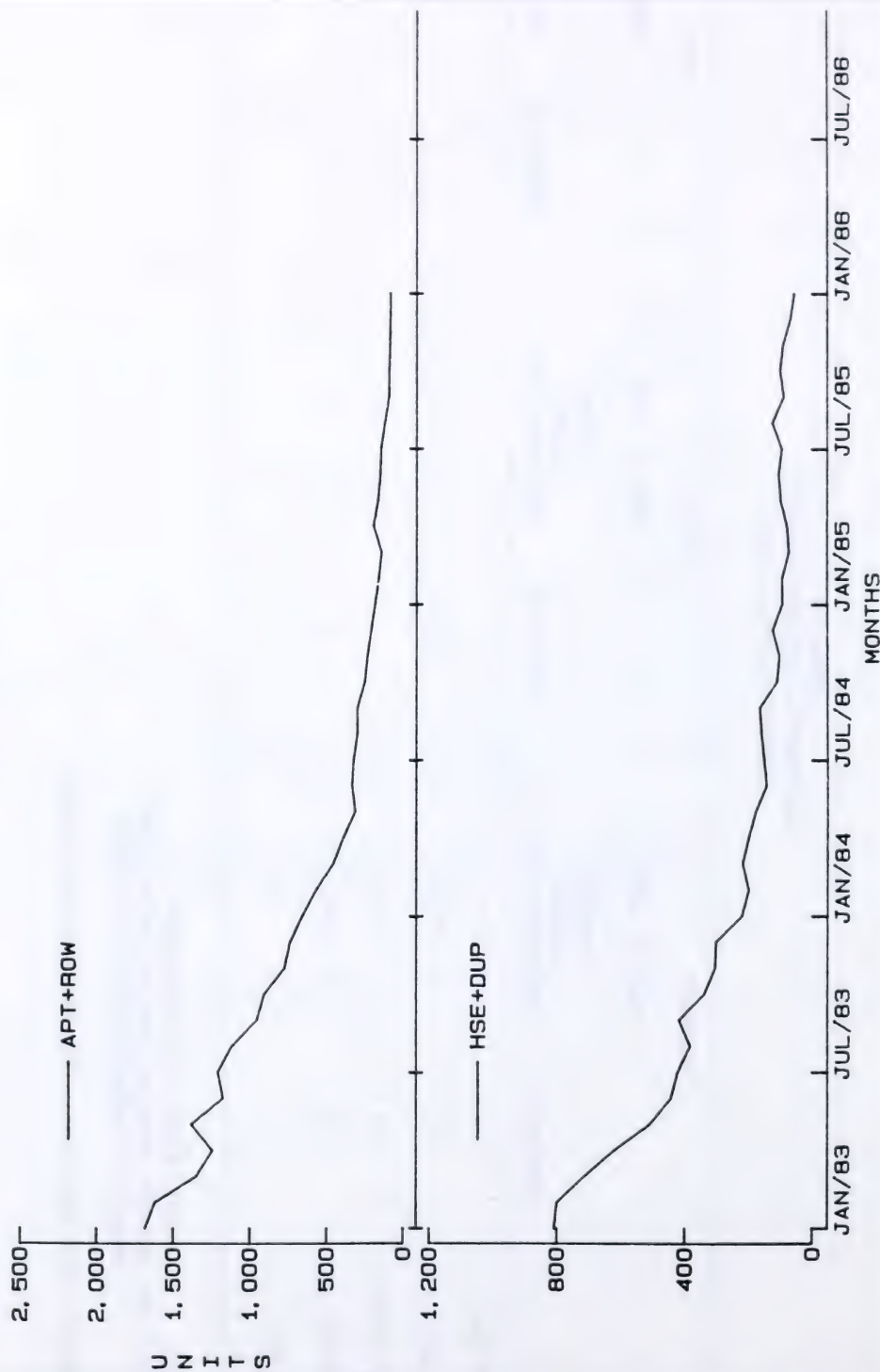


TABLE 15

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1985					
JANUARY	93	184	277	122	39
FEBRUARY	93	161	254	95	32
MARCH	72	143	215	87	37
APRIL	78	195	273	222	38
MAY	98	165	263	141	36
JUNE	104	151	255	143	37
JULY	94	146	240	240	52
AUGUST	124	121	245	296	54
SEPTEMBER	91	94	185	278	65
OCTOBER	100	93	193	298	60
NOVEMBER	100	87	187	248	58
DECEMBER	68	85	153	210	61

1986					
JANUARY	56	84	140	167	56
FEBRUARY					
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
CALGARY

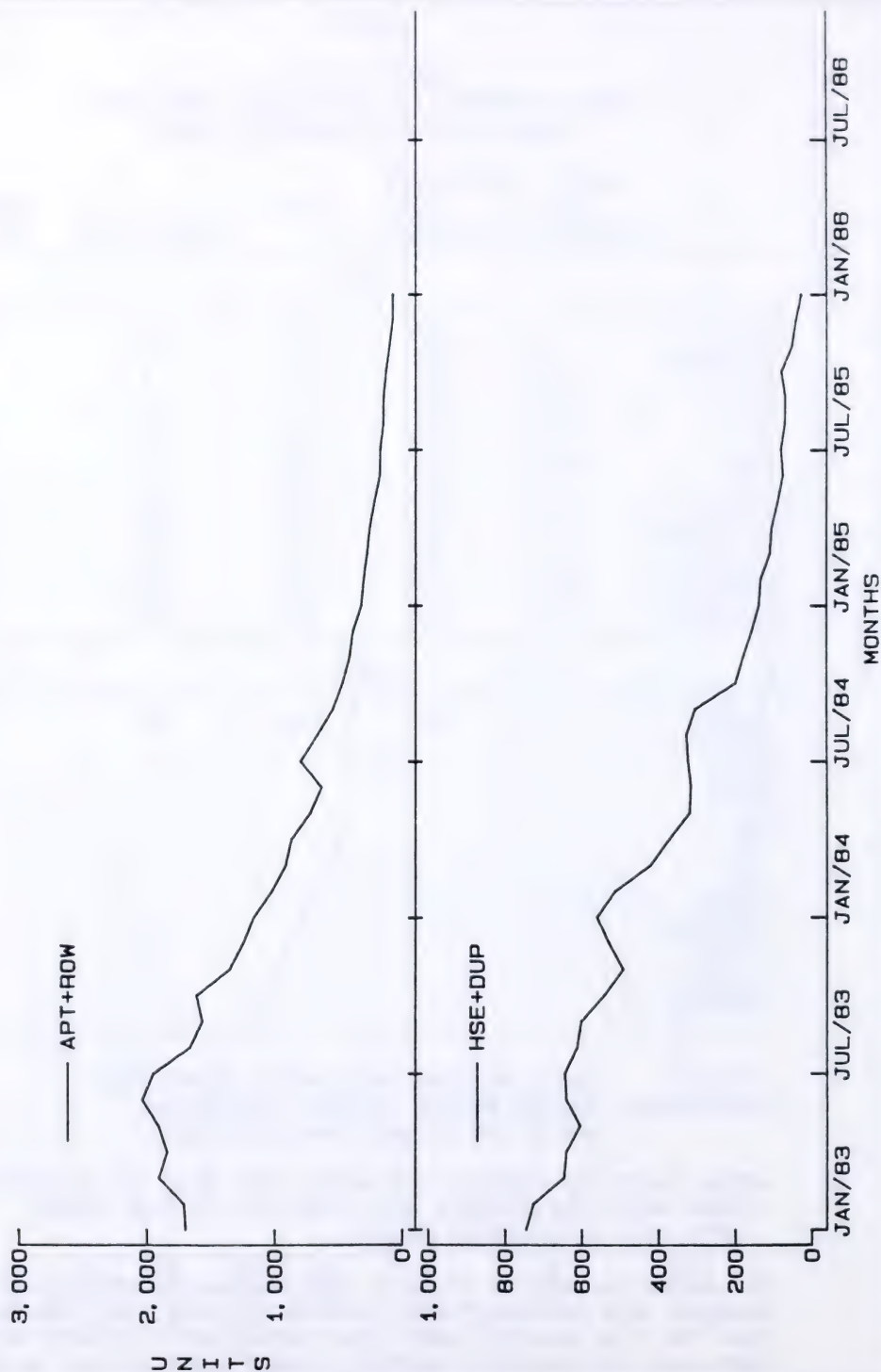


TABLE 16

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1985					

JANUARY	137	322	459	115	30
FEBRUARY	132	302	434	277	41
MARCH	108	276	384	101	28
APRIL	103	255	358	65	20
MAY	87	218	305	101	34
JUNE	74	176	250	79	35
JULY	79	172	251	169	40
AUGUST	69	148	217	213	53
SEPTEMBER	68	146	214	239	53
OCTOBER	78	127	205	167	46
NOVEMBER	50	100	150	269	68
DECEMBER	40	75	115	214	68

1986					

JANUARY	26	74	100	182	66
FEBRUARY					
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

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COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13
LISTINGS AND SALES
EDMONTON METRO

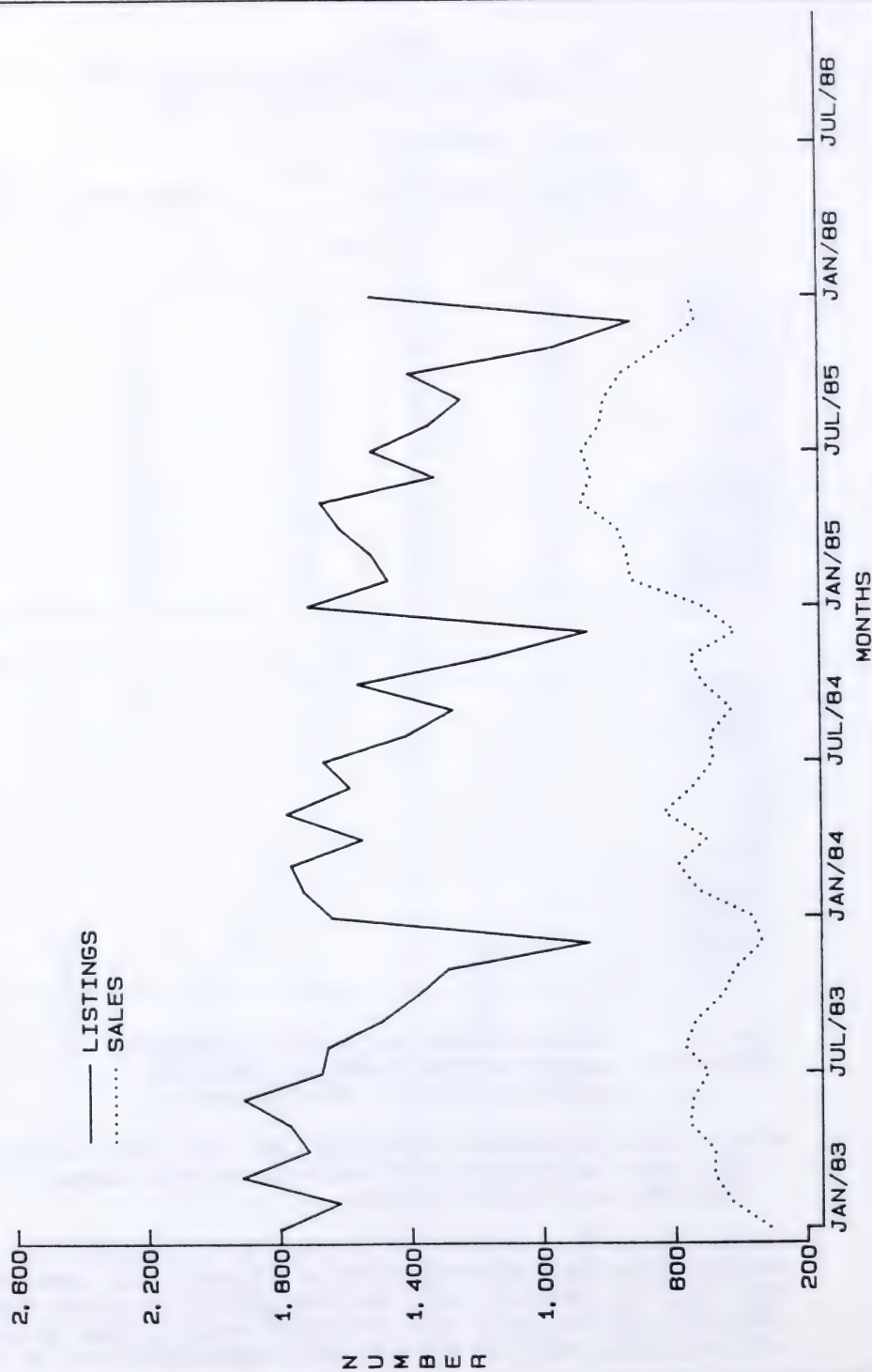


TABLE 17
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON				
1985				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER	1398	751	.54	69804
NOVEMBER	961	633	.66	73175
DECEMBER	721	526	.73	72381
1986				
JANUARY	1513	547	.36	68999
FEBRUARY				
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
SOURCE: EDMONTON REAL ESTATE BOARD				
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT				
MARKET AND ECONOMIC ANALYSIS BRANCH				

FIGURE 14
LISTINGS AND SALES
CALGARY

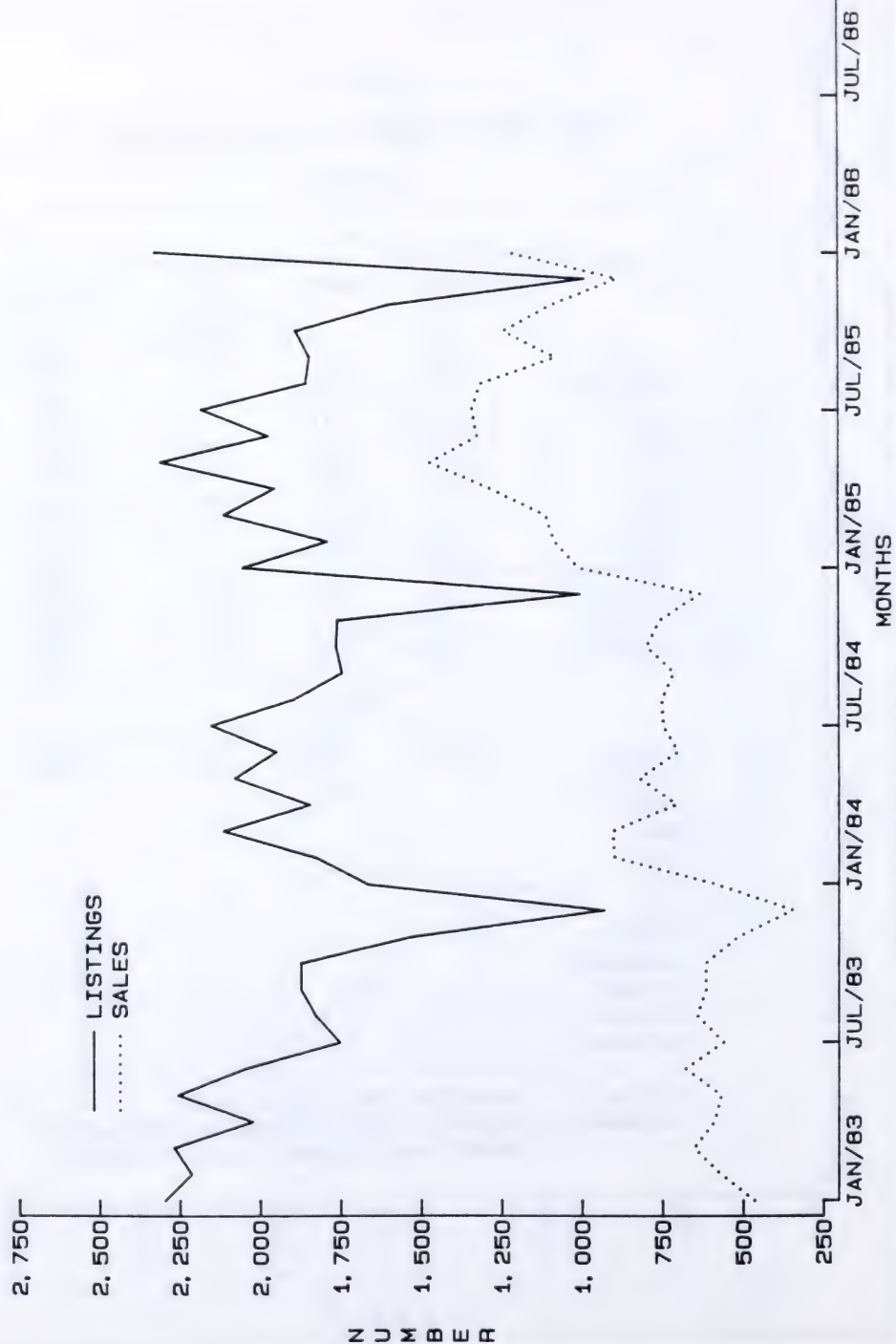


TABLE 18

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1985				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER	1892	1245	.66	80370
NOVEMBER	1606	1096	.68	79815
DECEMBER	992	890	.90	81154

1986				
JANUARY	2331	1229	.53	83691
FEBRUARY				
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 15
AVERAGE SALE PRICES
CALGARY AND EDMONTON

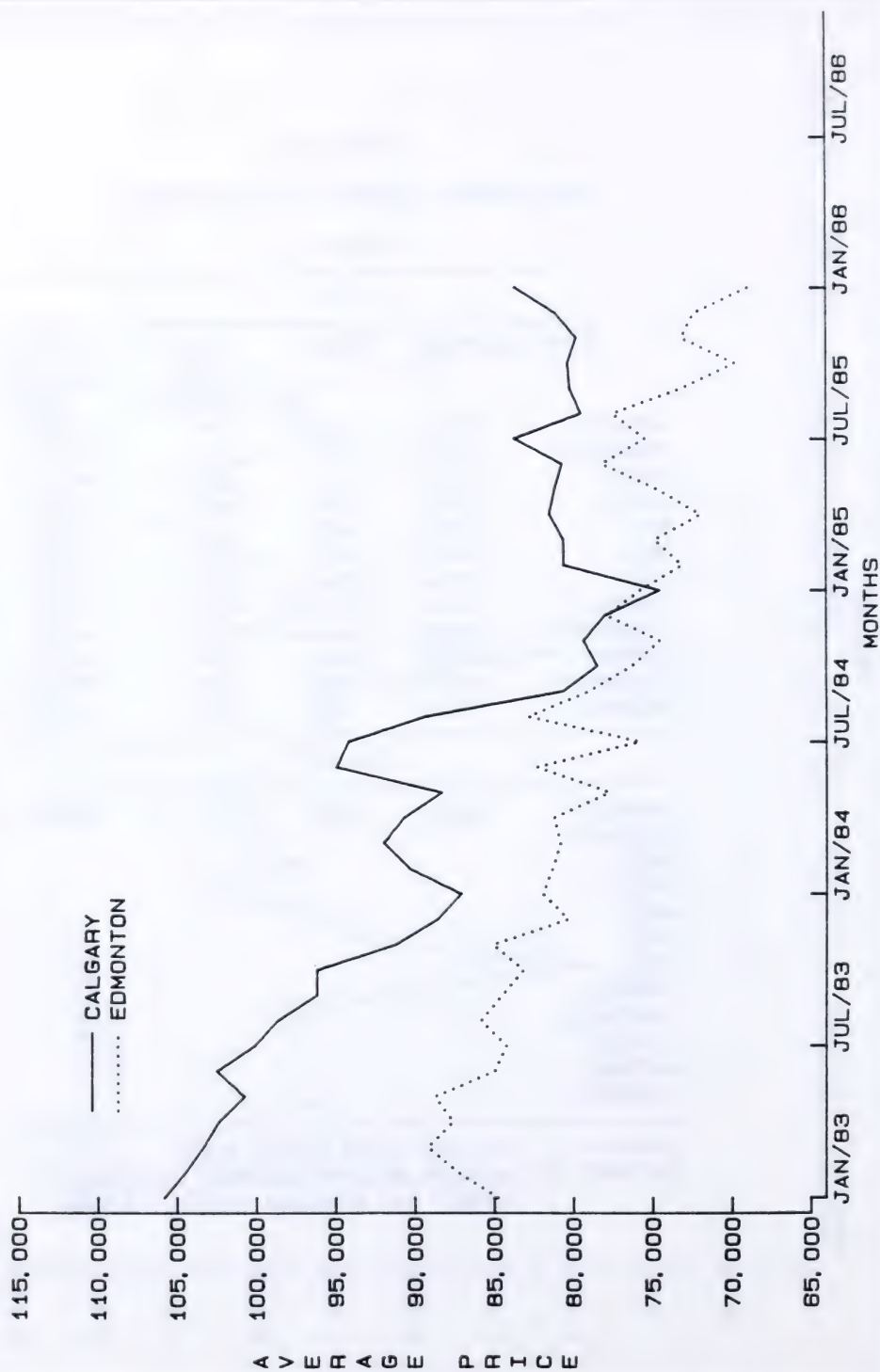


FIGURE 16
NEW HOUSING PRICE INDEXES
CALGARY AND EDMONTON
(1981=100)

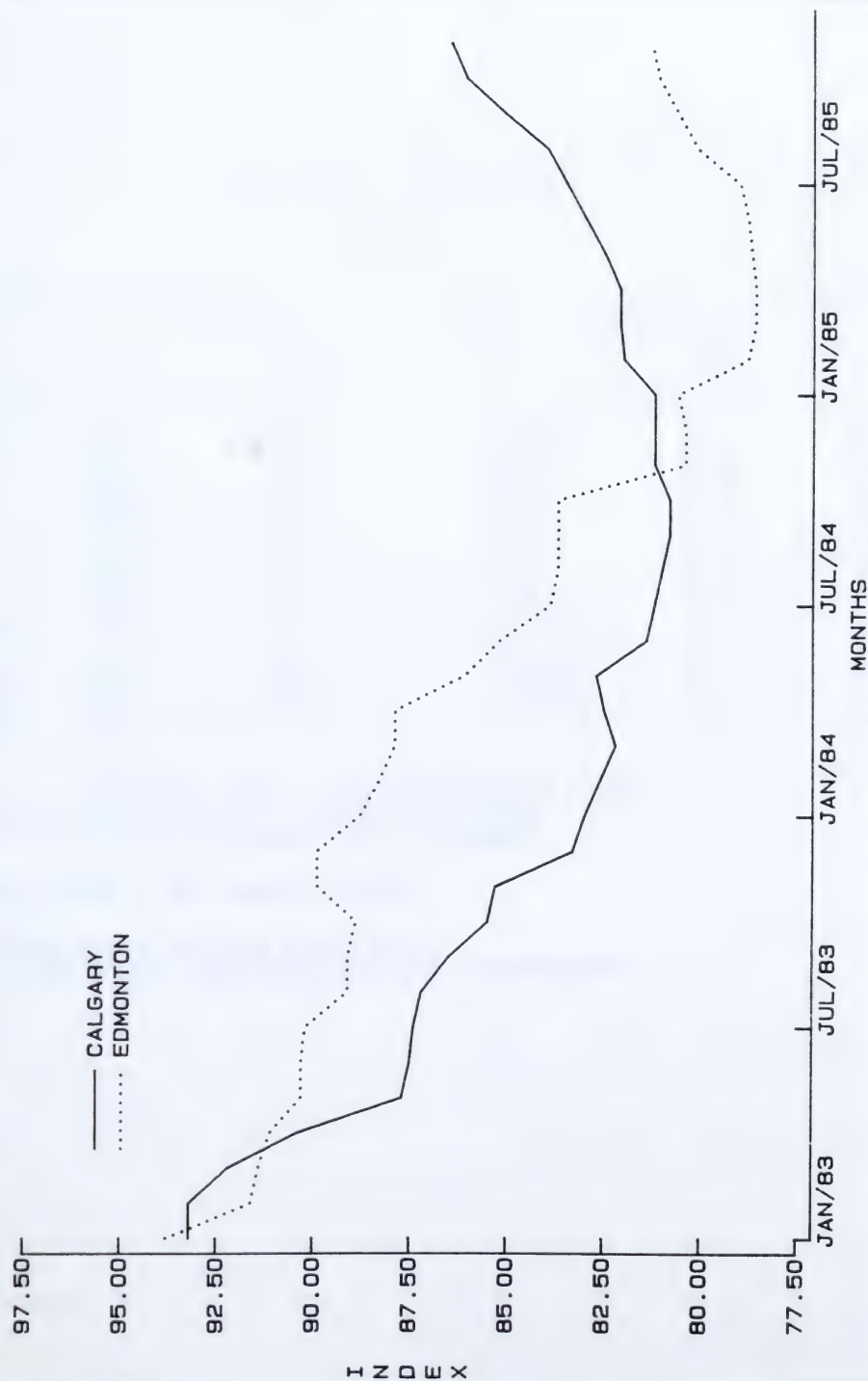


TABLE 19
NEW HOUSING PRICE INDICES*

1981=100

CALGARY**			EDMONTON***		
	1984	1985		1984	1985
JANUARY	83.0	81.2	JANUARY	88.8	80.6
FEBRUARY	82.6	82.0	FEBRUARY	88.3	78.8
MARCH	82.2	82.1	MARCH	87.9	78.6
APRIL	82.5	82.1	APRIL	87.9	78.6
MAY	82.7	82.5	MAY	86.1	78.7
JUNE	81.4	83.0	JUNE	85.2	78.8
JULY	81.2	83.5	JULY	83.9	79.0
AUGUST	81.0	84.0	AUGUST	83.7	80.1
SEPTEMBER	80.8	85.1	SEPTEMBER	83.7	80.6
OCTOBER	80.8	86.1	OCTOBER	83.7	81.1
NOVEMBER	81.2	86.5	NOVEMBER	80.4	81.3
DECEMBER	81.2	86.7	DECEMBER	80.4	81.3

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)

PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

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RESIDENTIAL CONSTRUCTION IN ALBERTA

FEBRUARY 1986

Alberta
HOUSING
Planning Secretariat

RESIDENTIAL CONSTRUCTION
IN ALBERTA

FEBRUARY 1986

ALBERTA HOUSING
PLANNING SECRETARIAT

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E. Multiple Listings Service (M.L.S.)

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* * * *

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* * * *

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Highlights

Urban Alberta

- ° Housing starts in February dropped 22% from the month before to 421 units, but still 90% ahead of last year's level. This marks the eighth consecutive month that a significant year-to-year increase has been reported.
- ° Total starts for the first two months increased 90% to 959 units from 504 for 1985. Singles jumped by 98% while multiples rose 38%.
- ° Units under construction in February increased again from the preceding month to 2,529 units, of which 15% or 377 were apartment units.
- ° The number of building permits issued in Urban Alberta continues to trend strongly upward to 663 units in February, up 182% over the same period last year.

Calgary

- ° Calgary's starts increased sharply last month to 177 units, a jump of 142% in comparison to a year ago.
- ° Total starts to date increased 110% to 402 units from 191 for 1985. Only 2 multiples were started for the first two months of the year. Single family starts increased 115% over last year.
- ° Housing under construction remained at 1,231 units in February. However, inventory of newly completed and unoccupied housing continued to

experience a downward slide to only 97 units last month while the rate of absorption remained at a very high level of 66%.

- ° Building permits increased to 265 units in February, an increase of 157% over last year.
- ° The resale housing market continued to be very active with 1,038 residential units sold during the month, although this level of sales was slightly lower than February 1985.
- ° The average resale house price increased again to \$84,681 from \$83,691 in January. The new house price index jumped sharply to 89.2 in January, up 2.9% in one month.

Edmonton

- ° Edmonton's housing starts fell 13% from the previous month to 195 units, but still 68% higher than February 1985.
- ° Total starts to date rose by 104% compared to the same period 1985, both single and multiple family starts showed increases.
- ° Housing under construction continued to increase to 854 units, up 4% from 823 the month before. Inventory of newly completed and unoccupied units also increased to 157 units while the rate of absorption slid to 49% compared to 56% the month before.
- ° In the resale market, the number of houses sold dropped 2% over the same month last year to 709 units.
- ° The average selling price last month continued to drop to \$68,253, so far the lowest level in a number of years. However, the new house price index showed an upward movement to 83.5 in January.

TABLE 1

FEB-86

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	175	2	0	0	177	142
CAMROSE	1	0	0	0	1	-75
EDMONTON M.A.	191	0	4	0	195	68
FORT McMURRAY	1	0	0	0	1	-67
GRANDE PRAIRIE	4	0	0	0	4	-20
LEDUC	1	0	0	0	1	-50
LETHBRIDGE	6	0	0	0	6	50
LLOYDMINSTER (ALTA. PART)	6	0	0	0	6	-40
MEDICINE HAT	10	2	0	0	12	1100
RED DEER	14	2	0	0	16	433
SPRUCE GROVE	2	0	0	0	2	100
TOTAL	411	6	4	0	421	90

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 1
CUMULATIVE HOUSING STARTS
CALGARY AND EDMONTON

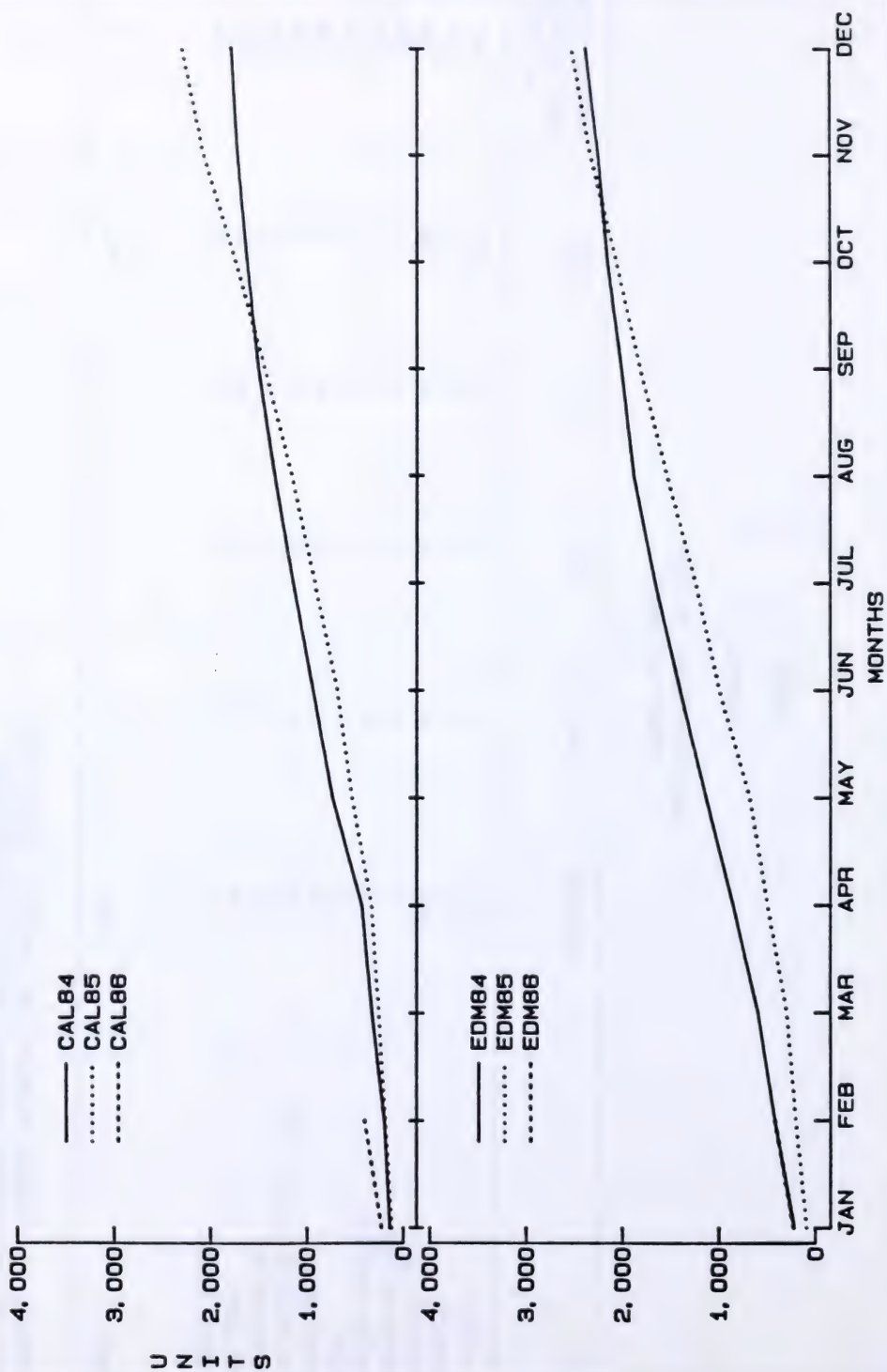


TABLE 2

FEB-86

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1985 1986	1985 1986	1985 1986	1985 1986	1985 1986	
CALGARY	186 400	0 2	5 0	0 0	191 402	110
CAMROSE	4 1	0 0	0 0	0 0	4 1	-75
EDMONTON M.A.	178 359	0 24	0 37	28 0	206 420	104
FORT MCMURRAY	13 6	0 0	0 0	0 0	13 6	-54
GRANDE PRAIRIE	9 21	0 0	0 0	0 0	9 21	133
LEDUC	2 4	0 0	0 0	0 0	2 4	100
LETHBRIDGE	6 14	2 0	0 0	4 0	12 14	17
LLOYDMINSTER (ALTA. PART)	24 13	0 0	0 0	25 0	49 13	-73
MEDICINE HAT	3 17	0 2	0 0	0 0	3 19	533
RED DEER	10 29	0 2	0 21	0 0	10 52	420
SPRUCE GROVE	5 7	0 0	0 0	0 0	5 7	40
TOTAL	440 871	2 30	5 58	57 0	504 959	90
PERCENT CHANGE BY TYPE	98	1400	1060	-100	90	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 2
TOTAL NUMBER OF STARTS EACH MONTH
URBAN ALBERTA

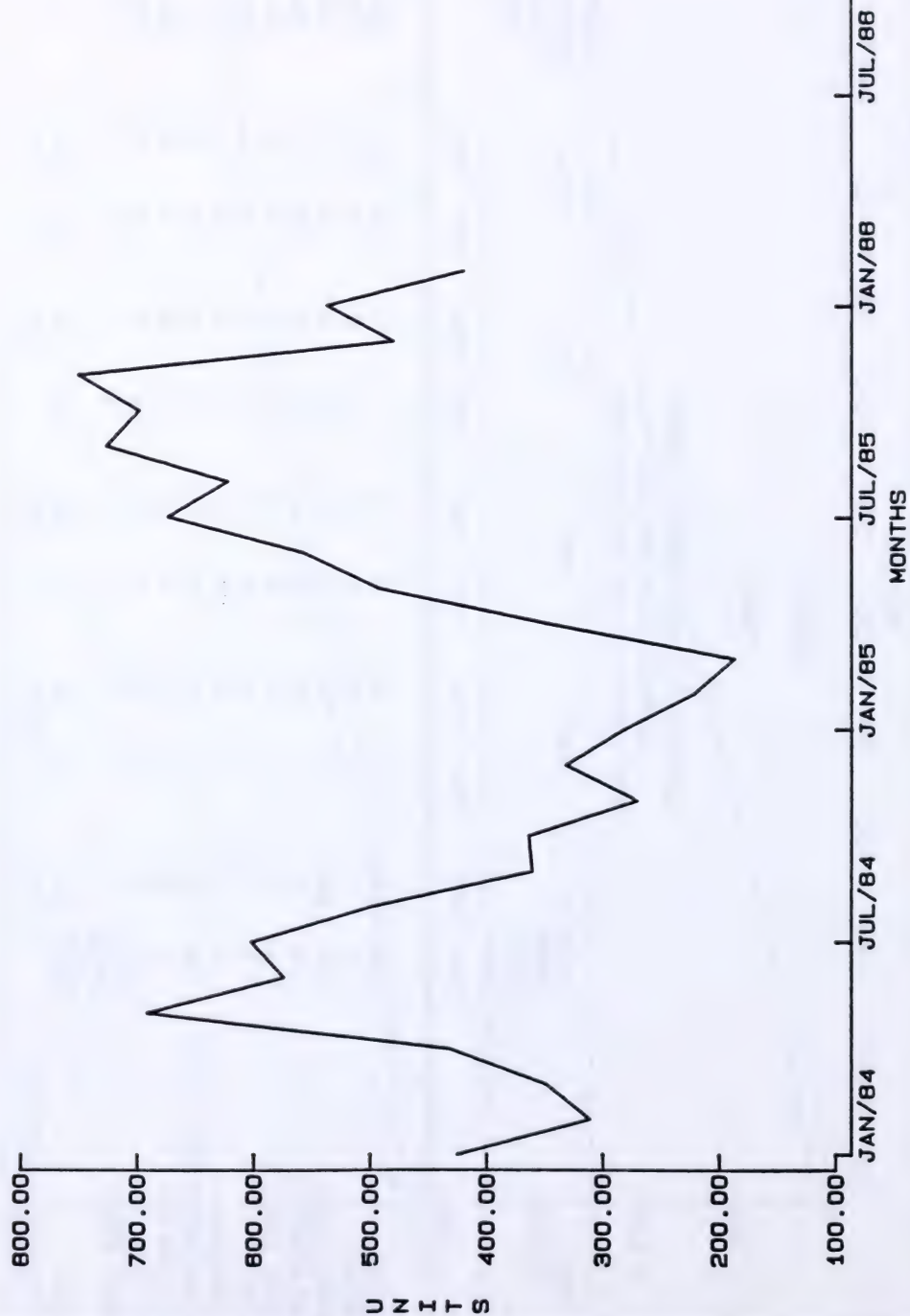


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	282	538	91
FEBRUARY	222	421	90
MARCH	187		
APRIL	347		
MAY	493		
JUNE	558		
JULY	674		
AUGUST	623		
SEPTEMBER	727		
OCTOBER	699		
NOVEMBER	751		
DECEMBER	481		
TOTAL	6044	959	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
URBAN ALBERTA

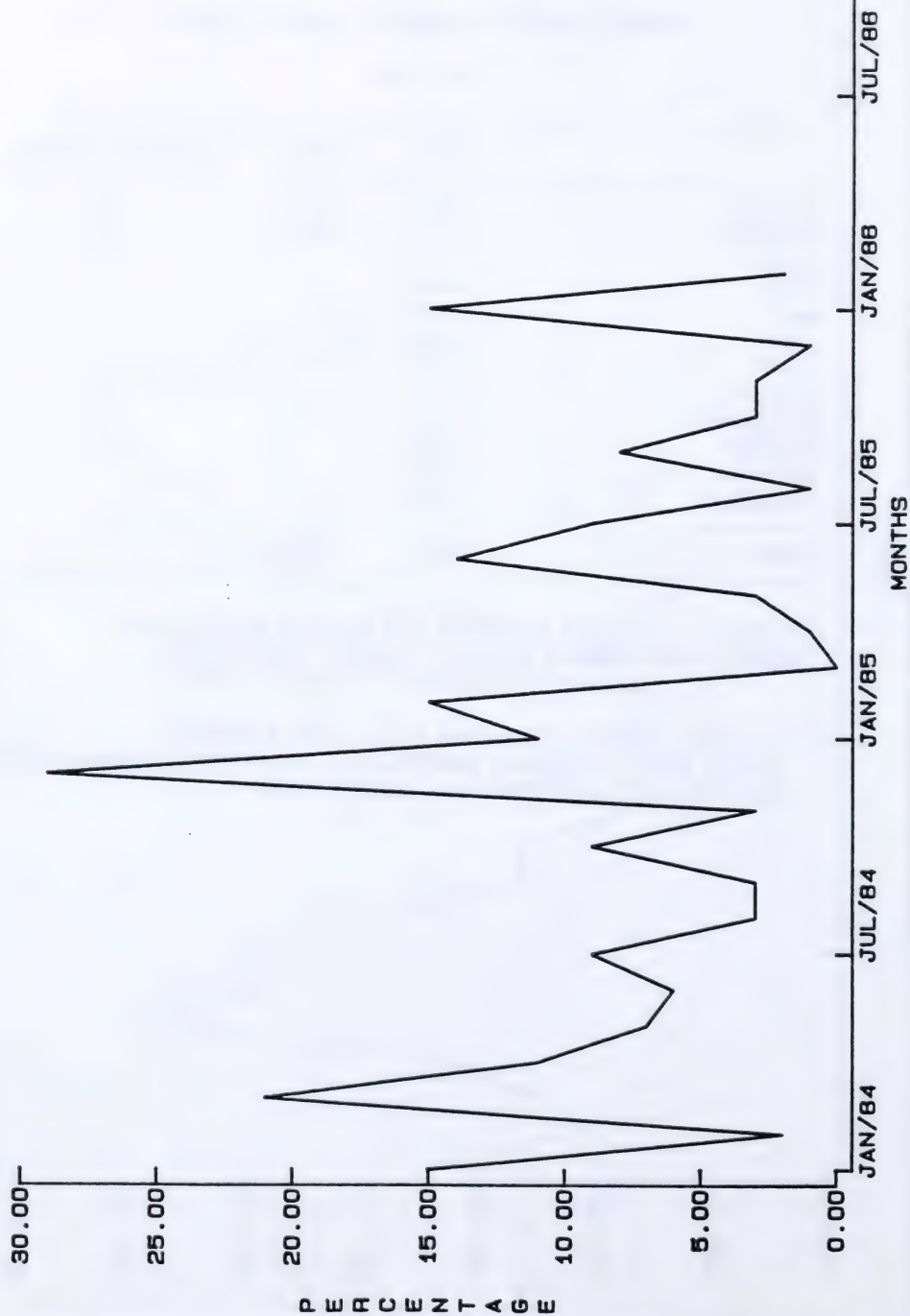


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1985-1986				
1985				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	674	612	62	9
AUGUST	623	615	8	1
SEPTEMBER	727	668	59	8
OCTOBER	699	679	20	3
NOVEMBER	751	726	25	3
DECEMBER	481	477	4	1
TOTAL	6044	5701	343	6
1986				
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	959	871	88	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
 MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
 MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
EDMONTON AND CALGARY

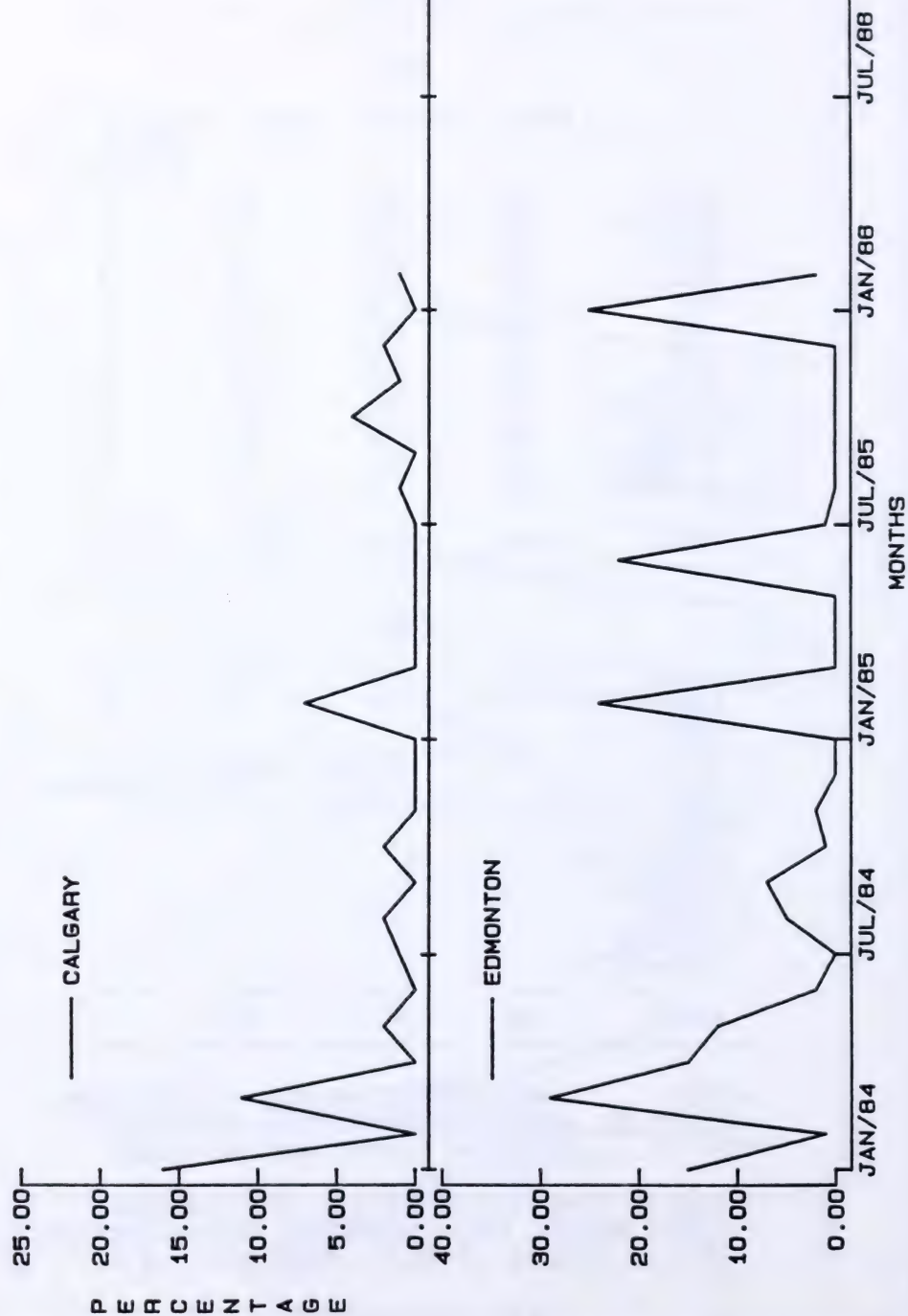


TABLE 5

SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1985						EDMONTON(METRO)					
CALGARY			EDMONTON(METRO)			CALGARY			EDMONTON(METRO)		
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES
JANUARY	118	0	0	JANUARY	90	90	90	0	0	0	0
FEBRUARY	73	5	7	FEBRUARY	116	116	88	28	24	24	0
MARCH	66	0	0	MARCH	90	90	90	0	0	0	0
APRIL	76	0	0	APRIL	200	200	200	0	0	0	0
MAY	202	0	0	MAY	185	185	185	0	0	0	0
JUNE	152	0	0	JUNE	313	313	245	68	22	22	0
JULY	234	0	0	JULY	243	243	241	2	1	1	0
AUGUST	243	2	1	AUGUST	296	296	290	6	2	2	0
SEPTEMBER	283	0	0	SEPTEMBER	278	278	278	0	0	0	0
OCTOBER	304	11	4	OCTOBER	251	251	251	0	0	0	0
NOVEMBER	336	2	1	NOVEMBER	270	270	270	0	0	0	0
DECEMBER	231	4	2	DECEMBER	196	196	196	0	0	0	0
TOTAL	2318	24	1	TOTAL	2528	2528	2424	104	4	4	0
1986						EDMONTON(METRO)					
CALGARY			EDMONTON(METRO)			CALGARY			EDMONTON(METRO)		
JANUARY	225	0	0	JANUARY	225	225	168	57	25	25	0
FEBRUARY	177	2	1	FEBRUARY	195	195	191	4	2	2	0
MARCH				MARCH							
APRIL				APRIL							
MAY				MAY							
JUNE				JUNE							
JULY				JULY							
AUGUST				AUGUST							
SEPTEMBER				SEPTEMBER							
OCTOBER				OCTOBER							
NOVEMBER				NOVEMBER							
DECEMBER				DECEMBER							
TOTAL	402	2		TOTAL	420	420	359	61			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 5
CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

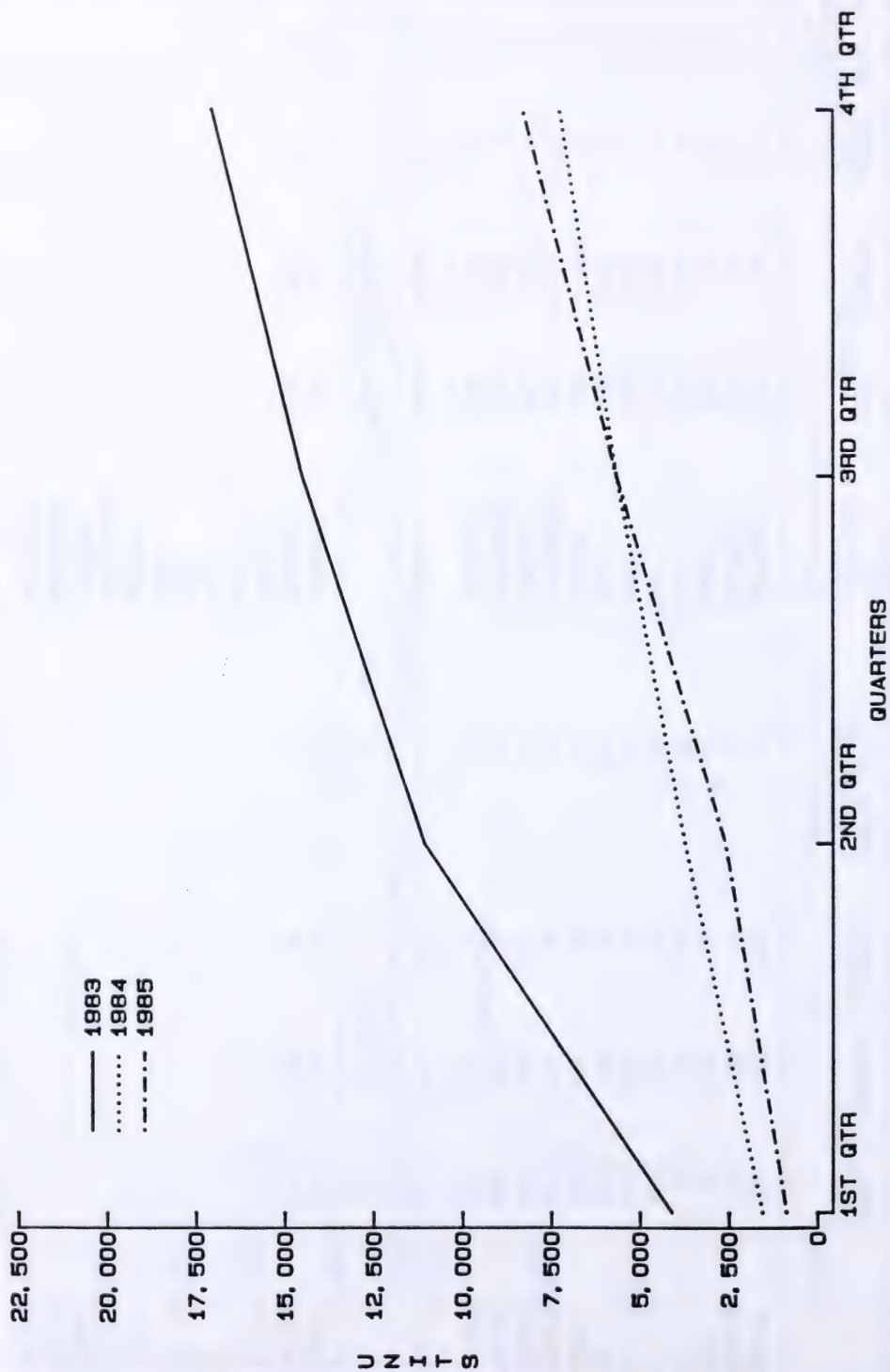


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

1984 - 1985

	1984	1985	PERCENT CHANGE
FIRST QUARTER	1548	873	-44
SECOND QUARTER	2186	1723	-21
THIRD QUARTER	1947	3091	59
FOURTH QUARTER	1614	2650	64
TOTAL	7295	8337	14

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 7

FEB-86

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	176	4	0	7	187	-32
CAMROSE	0	0	0	0	0	-100
EDMONTON M.A.	166	0	0	0	166	75
FORT MCMURRAY	8	0	0	0	8	*
GRANDE PRAIRIE	17	0	0	0	17	240
LE'DUC	3	0	0	0	3	*
LETHBRIDGE	4	0	0	0	4	300
LLOYDMINSTER(ALTA. PART)	6	0	0	0	6	0
MEDICINE HAT	11	0	0	0	11	57
RED DEER	8	0	0	0	8	-11
SPRUCE GROVE	3	0	0	0	3	-40
TOTAL	402	4	0	7	413	1

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
 MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

TABLE 8

FEB-86

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1002	8	0	221	1231	148
CAMROSE	5	0	0	65	70	-3
EDMONTON M.A.	762	24	37	31	854	9
FORT MCMURRAY	19	0	0	44	63	142
GRANDE PRAIRIE	37	0	0	0	37	85
LEDUC	6	0	4	0	10	233
LETHBRIDGE	66	0	0	0	66	22
LLOYDMINSTER (ALTA. PART)	45	0	0	12	57	-41
MEDICINE HAT	51	4	0	0	55	4
RED DEER	45	2	30	0	77	413
SPRUCE GROVE	9	0	0	0	9	80
TOTAL	2047	38	71	373	2529	55

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
CALGARY

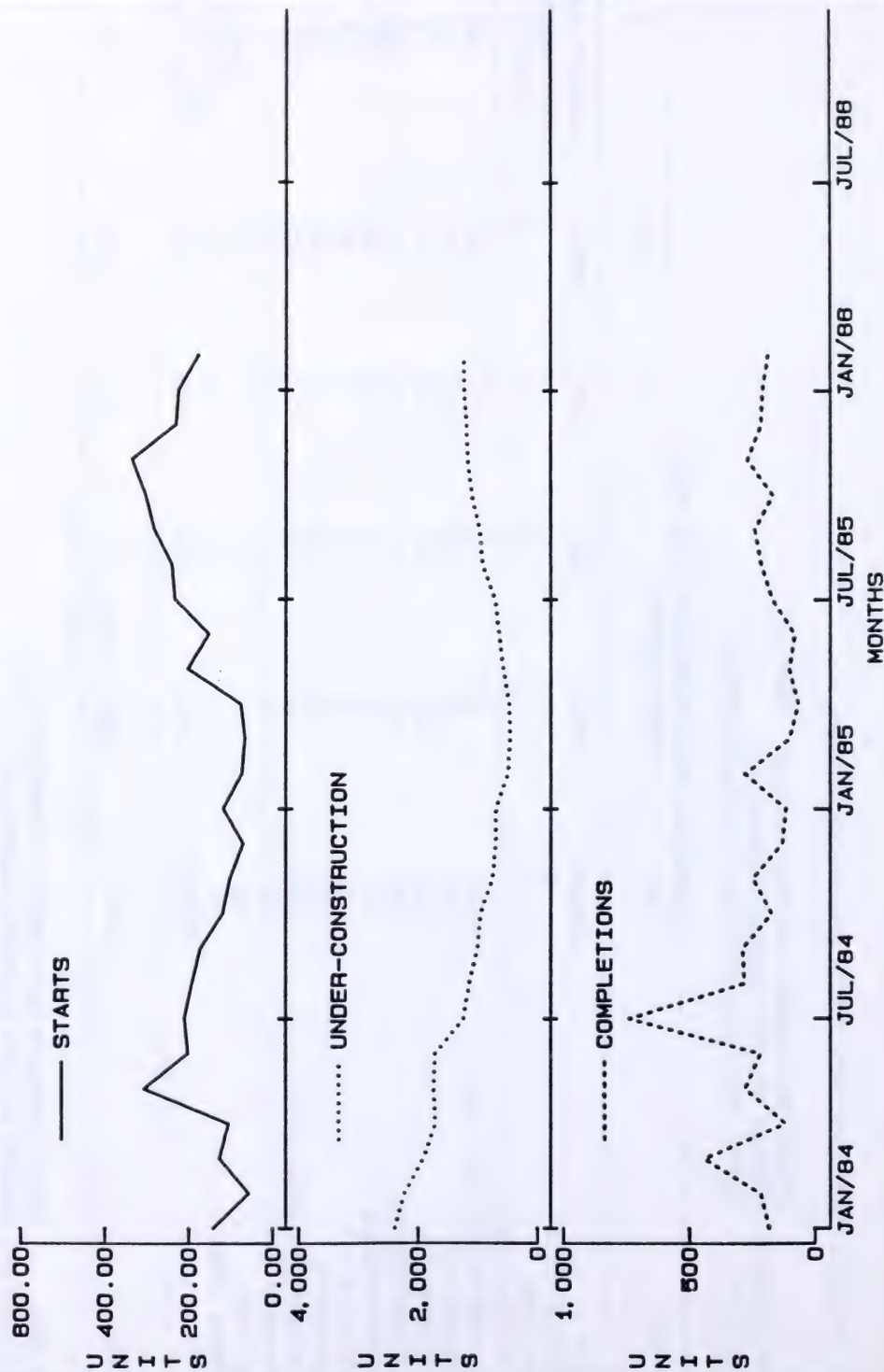


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1985			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	647
JULY	234	169	711
AUGUST	243	213	925
SEPTEMBER	283	239	969
OCTOBER	304	167	1105
NOVEMBER	336	269	1172
DECEMBER	231	214	1189
1986			
JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 7
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
EDMONTON

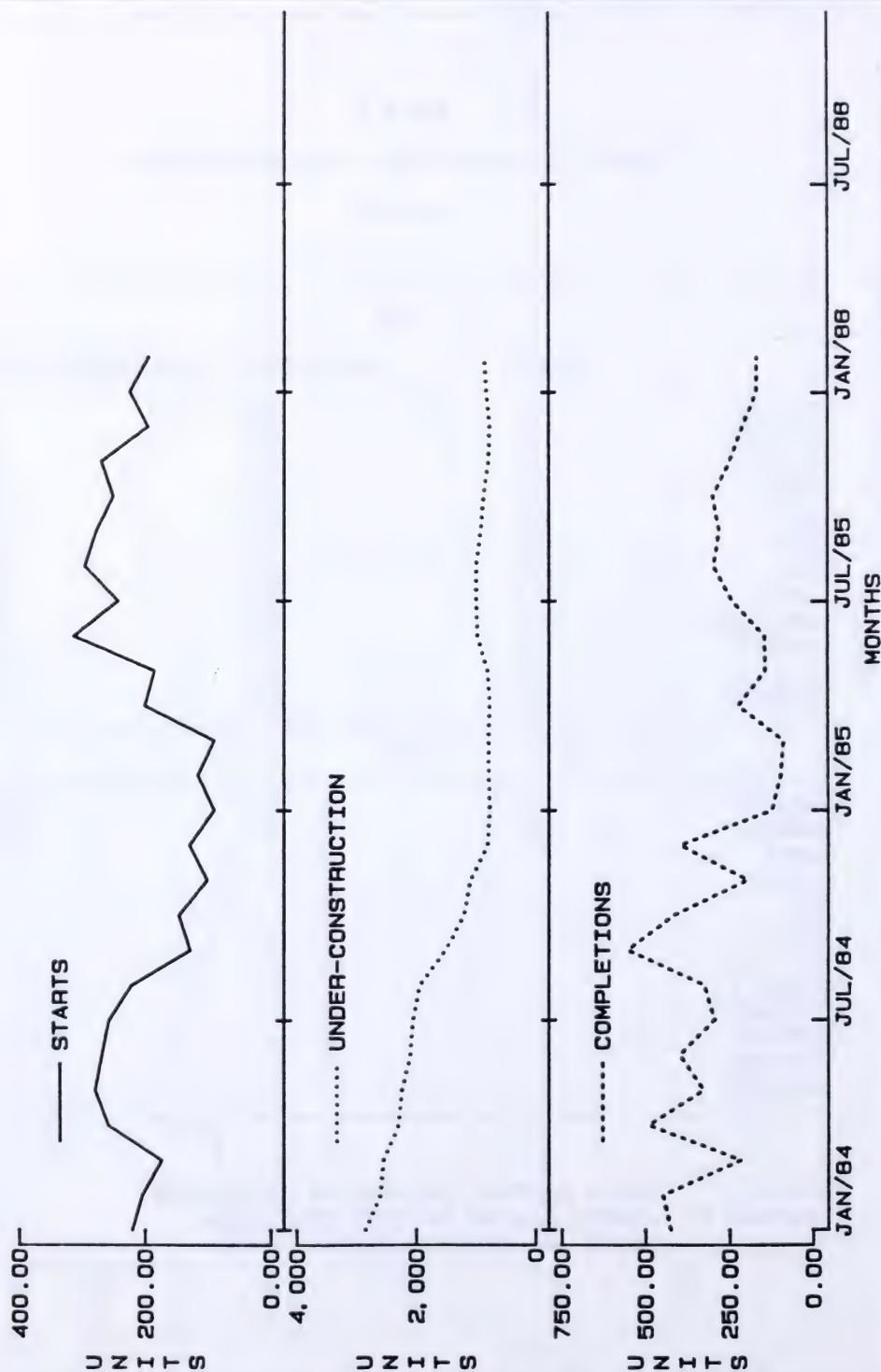


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1985			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	90	122	769
FEBRUARY	116	95	787
MARCH	90	87	790
APRIL	200	222	768
MAY	185	141	811
JUNE	313	143	980
JULY	243	240	999
AUGUST	296	296	998
SEPTEMBER	278	278	923
OCTOBER	251	298	873
NOVEMBER	270	248	790
DECEMBER	196	210	771
1986			
JANUARY	225	167	823
FEBRUARY	195	166	854
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH
URBAN ALBERTA

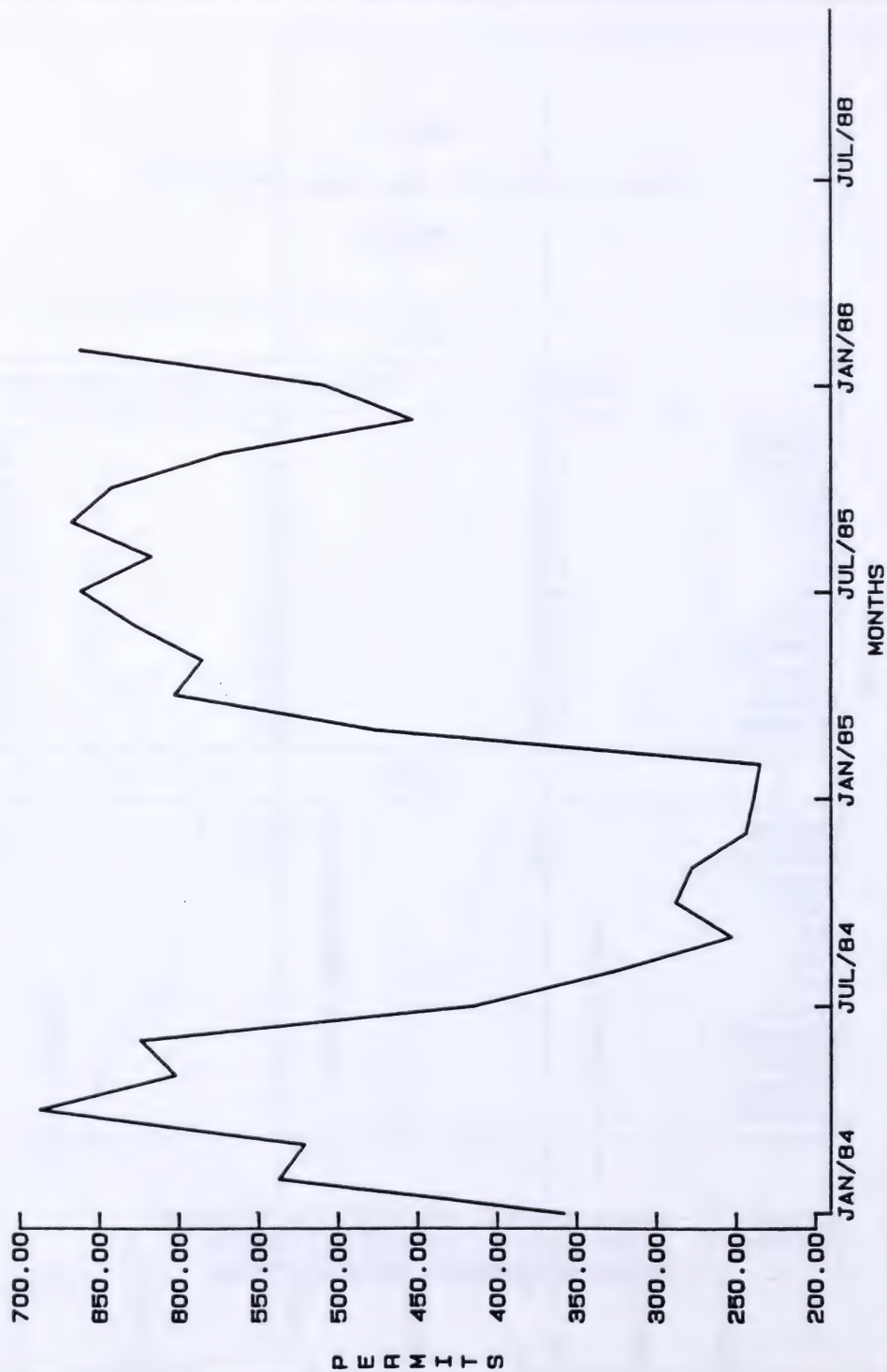


TABLE 11

FEB-86

RESIDENTIAL BUILDING PERMITS
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	263	2	0	0	265	157
CAMROSE	1	0	0	0	1	*
EDMONTON M.A.	312	4	0	0	316	255
FORT MCMURRAY	3	0	0	0	3	-79
GRANDE PRAIRIE	16	2	0	0	18	500
LEDUC	2	0	0	0	2	100
LETHBRIDGE	4	0	0	0	4	100
LLOYDMINSTER(ALTA. PART)	14	0	0	0	14	27
MEDICINE HAT	10	0	0	0	10	400
RED DEER	14	2	10	0	26	189
SPRUCE GROVE	4	0	0	0	4	300
TOTAL	643	10	10	0	663	182

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 8
CUMULATIVE RESIDENTIAL BUILDING PERMITS
CALGARY AND EDMONTON

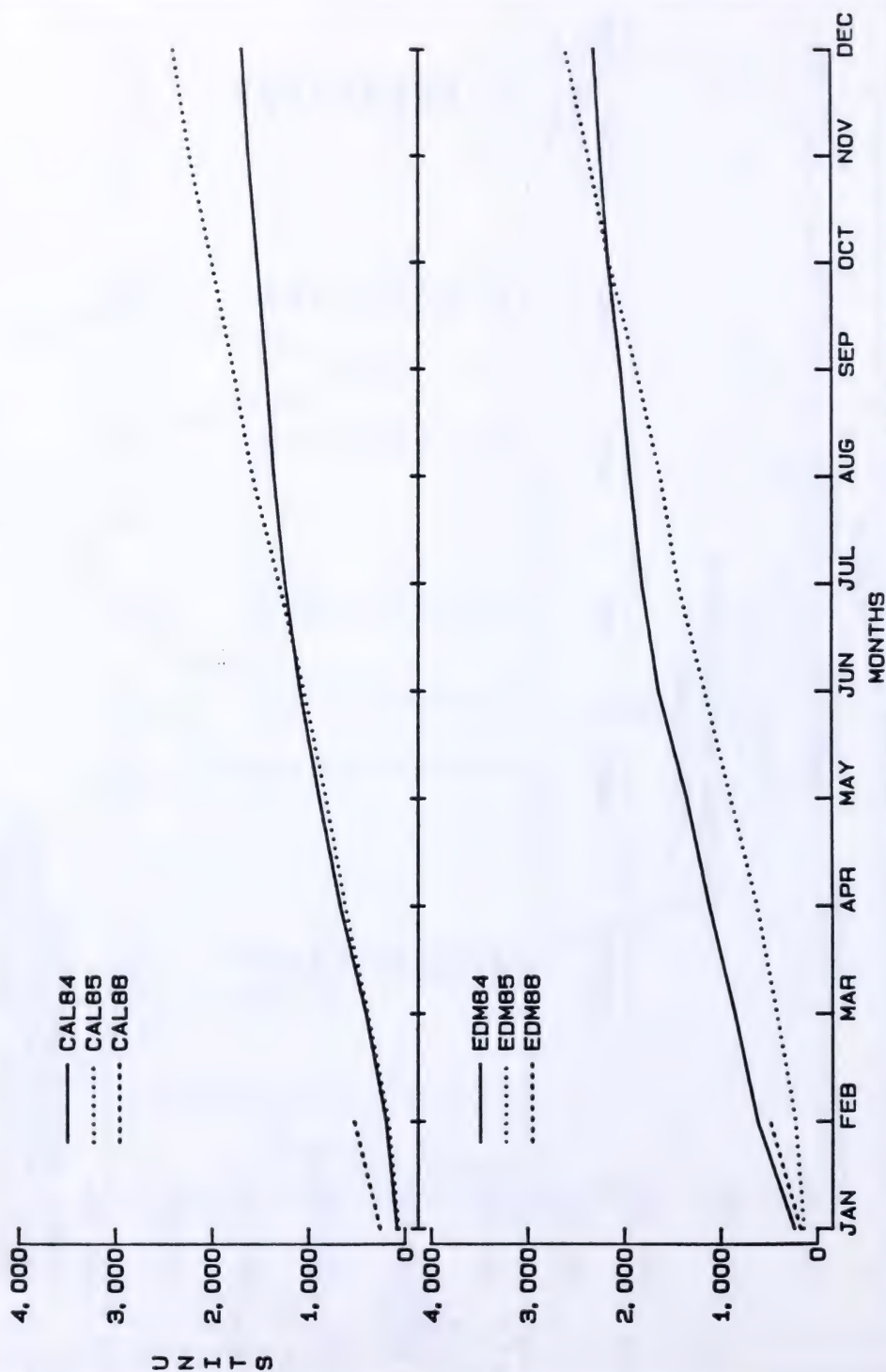


TABLE 12

**JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR**

[illegible]

**SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH**

FIGURE 10
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED
URBAN ALBERTA

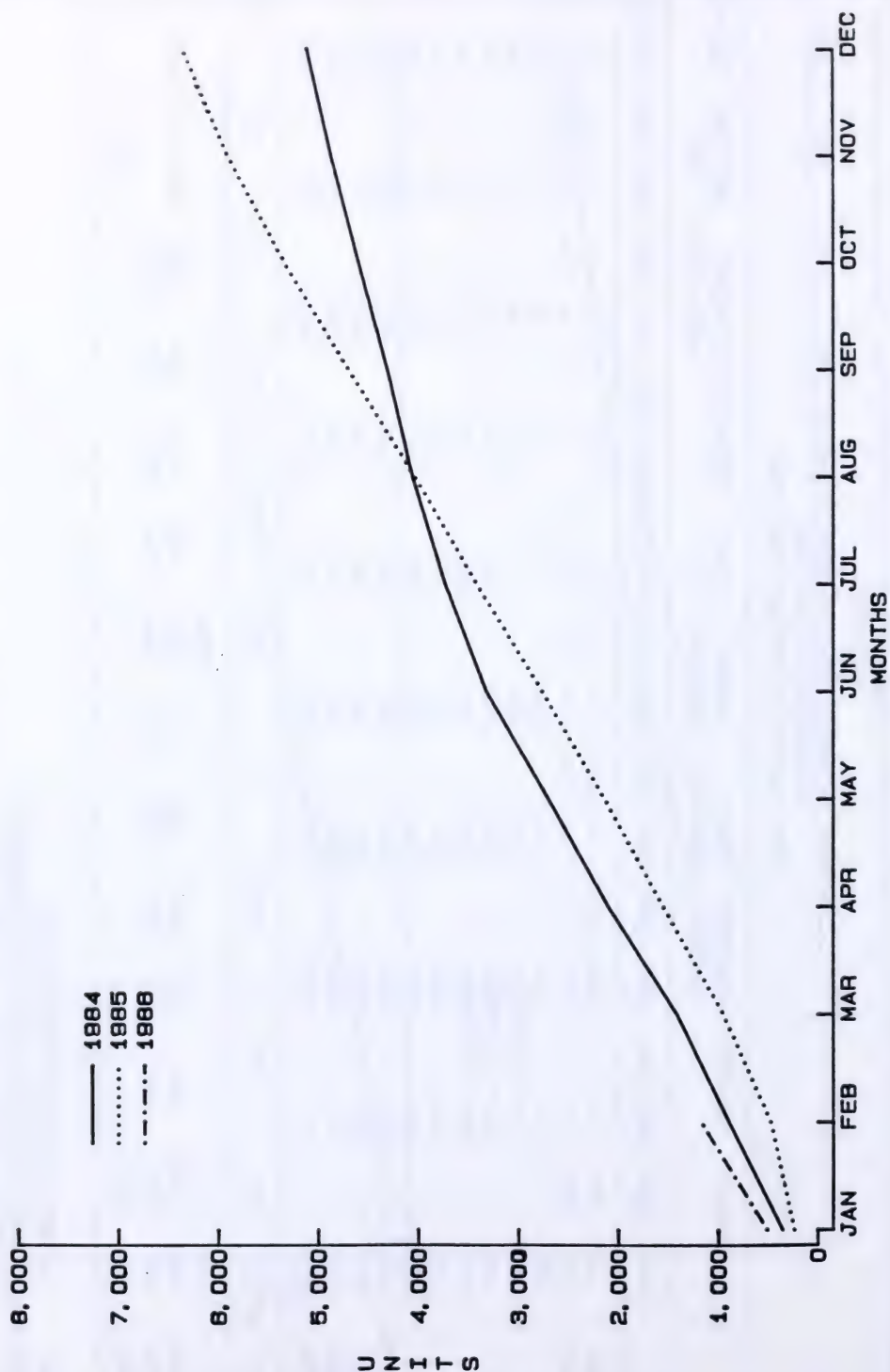


TABLE 13
MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	239	510	113
FEBRUARY	235	663	182
MARCH	477		
APRIL	603		
MAY	586		
JUNE	628		
JULY	662		
AUGUST	618		
SEPTEMBER	668		
OCTOBER	643		
NOVEMBER	573		
DECEMBER	454		
TOTAL	6386	1173	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

TABLE 14
RESIDENTIAL BUILDING PERMITS
SELECTED RURAL AREAS

	SINGLES			MULTI			TOTAL	
	YEAR TO DATE		PERCENT CHANGE	YEAR TO DATE		PERCENT CHANGE	YEAR TO DATE	
	FEBRUARY-86	1986 OVER 1985		FEBRUARY-86	1986 OVER 1985		FEBRUARY-86	1986 OVER 1985
BONNYVILLE	1	1	80	120	126	*	121	127
COLD LAKE	5	6	50	42	42	*	47	48
GRAND CENTRE	8	11	120	0	0	*	8	11
ELK POINT	1	1	67	0	0	*	1	1
ST. PAUL	0	2	100	0	0	*	0	2
								100

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 11
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
EDMONTON METRO

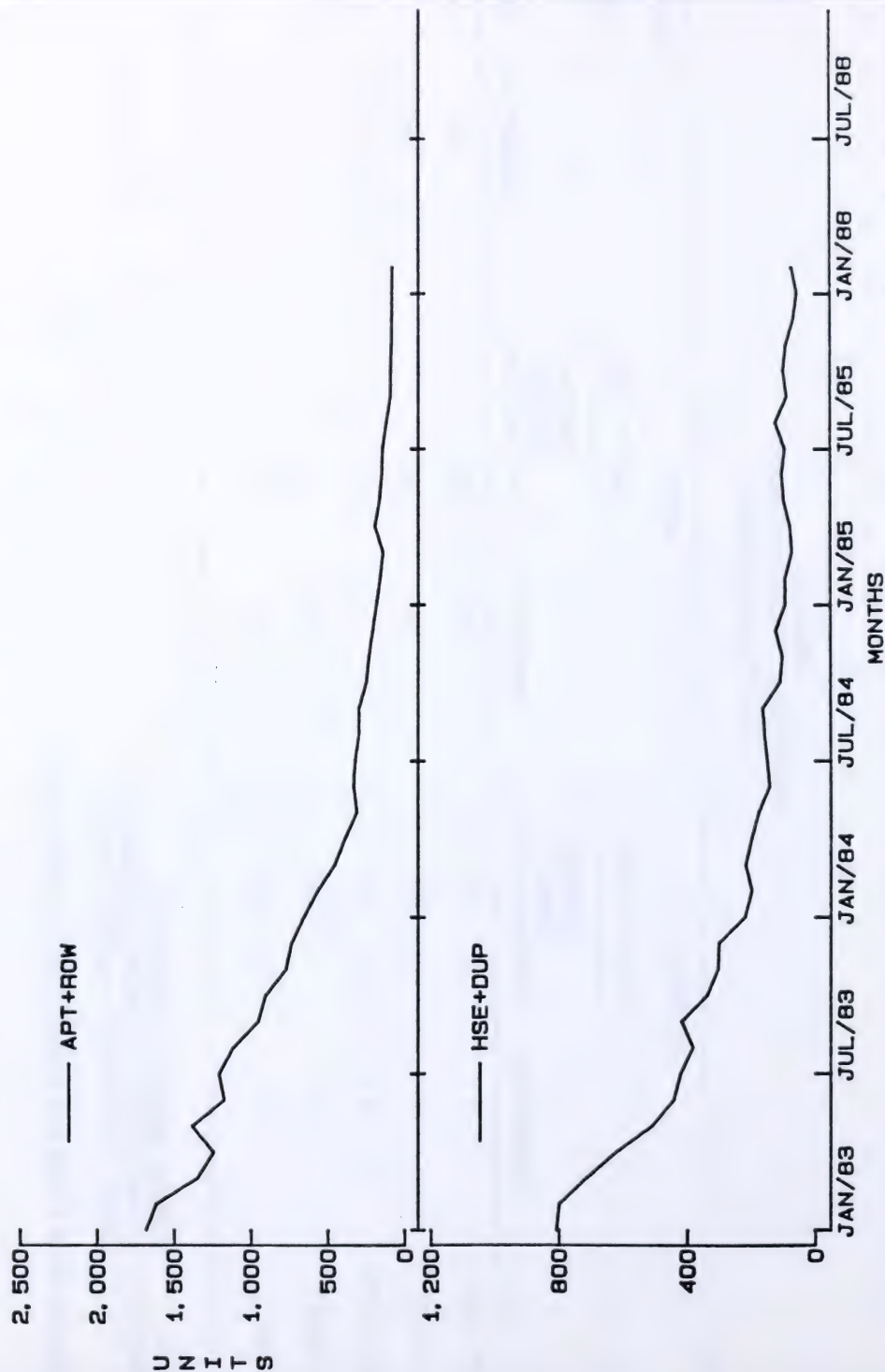


TABLE 15

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1985					
JANUARY	93	184	277	122	39
FEBRUARY	93	161	254	95	32
MARCH	72	143	215	87	37
APRIL	78	195	273	222	38
MAY	98	165	263	141	36
JUNE	104	151	255	143	37
JULY	94	146	240	240	52
AUGUST	124	121	245	296	54
SEPTEMBER	89	94	183	278	65
OCTOBER	100	93	193	298	60
NOVEMBER	100	87	187	248	58
DECEMBER	68	85	153	210	61

1986					
JANUARY	57	84	141	167	56
FEBRUARY	73	84	157	166	49
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
CALGARY

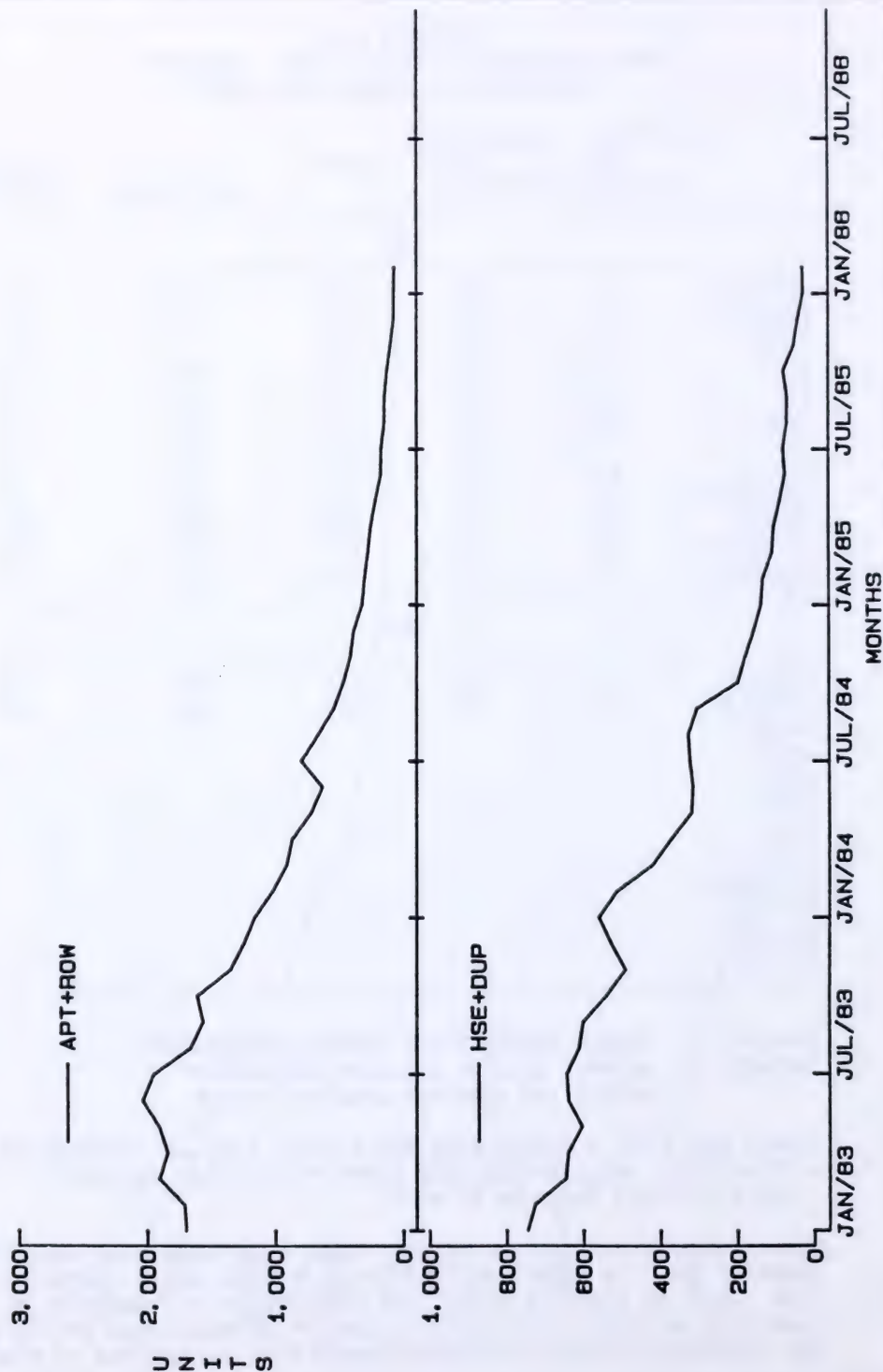


TABLE 16

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1985					
JANUARY	137	322	459	115	30
FEBRUARY	132	302	434	277	41
MARCH	108	276	384	101	28
APRIL	103	255	358	65	20
MAY	87	218	305	101	34
JUNE	74	176	250	79	35
JULY	79	172	251	169	40
AUGUST	69	148	217	213	53
SEPTEMBER	68	146	214	239	53
OCTOBER	78	127	205	167	46
NOVEMBER	50	100	150	269	68
DECEMBER	40	75	115	214	68
1986					
JANUARY	26	74	100	208	69
FEBRUARY	27	70	97	187	66
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.
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THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13
LISTINGS AND SALES
EDMONTON METRO

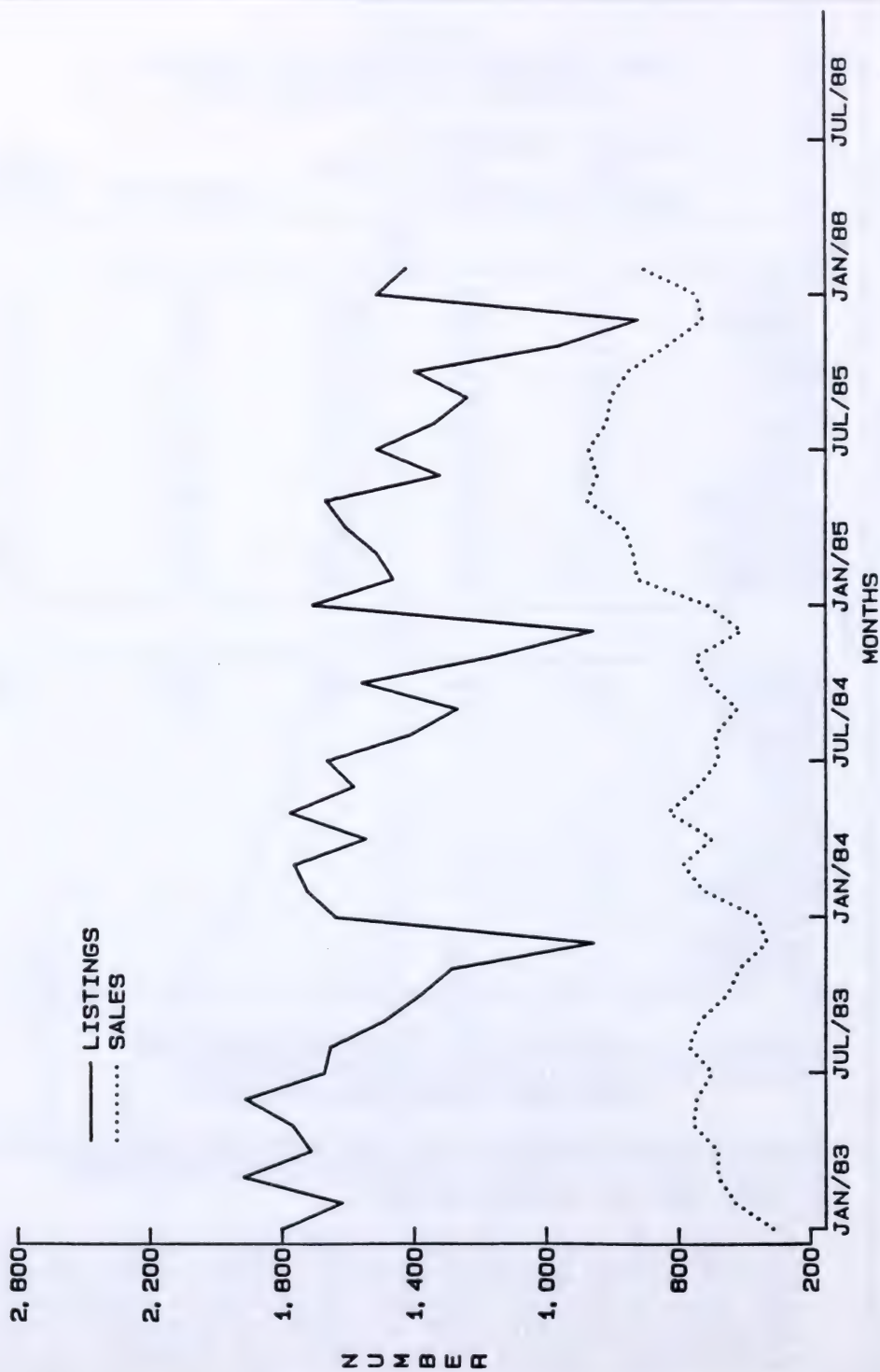


TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1985				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER	1398	751	.54	69804
NOVEMBER	961	633	.66	73175
DECEMBER	721	526	.73	72381
1986				
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
SOURCE: EDMONTON REAL ESTATE BOARD				
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT				
MARKET AND ECONOMIC ANALYSIS BRANCH				

FIGURE 14
LISTINGS AND SALES
CALGARY

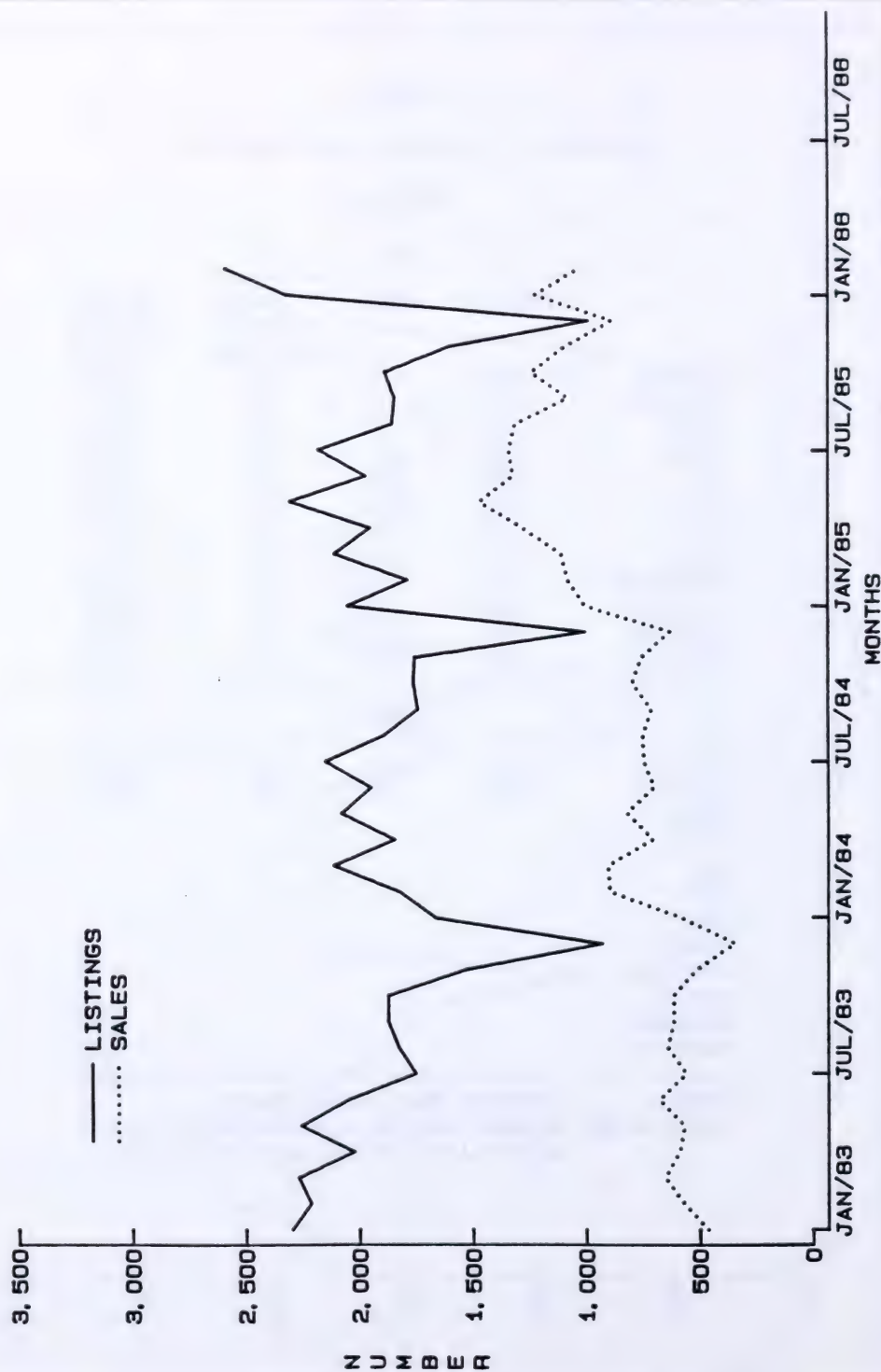


TABLE 18

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1985				

	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER	1892	1245	.66	80370
NOVEMBER	1606	1096	.68	79815
DECEMBER	992	890	.90	81154

1986				

JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE:	CALGARY REAL ESTATE BOARD			
PREPARED BY:	ALBERTA HOUSING PLANNING SECRETARIAT			
	MARKET AND ECONOMIC ANALYSIS BRANCH			

FIGURE 15
AVERAGE SALE PRICES
CALGARY AND EDMONTON

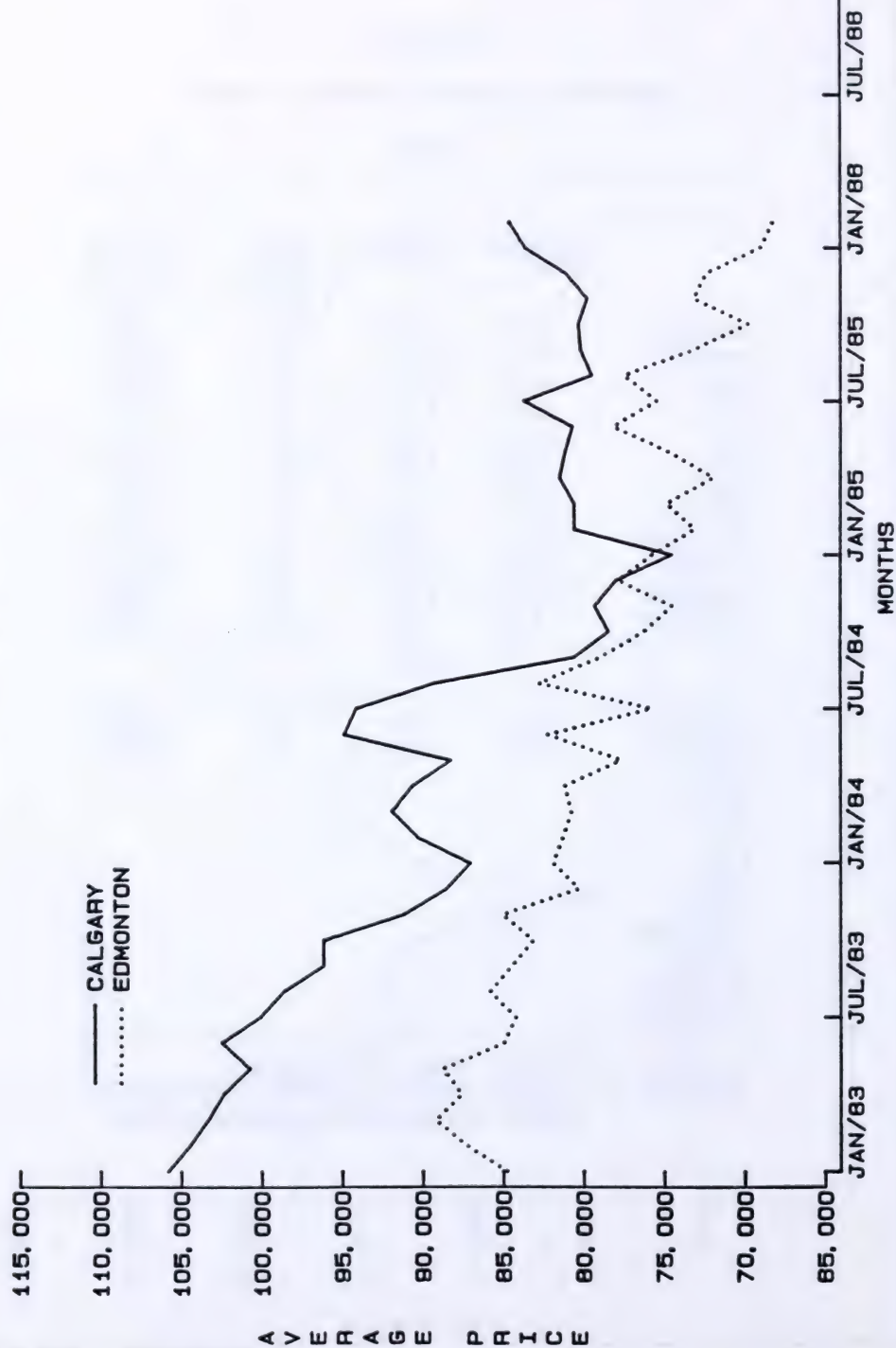


FIGURE 18
NEW HOUSING PRICE INDEXES
CALGARY AND EDMONTON
(1981=100)

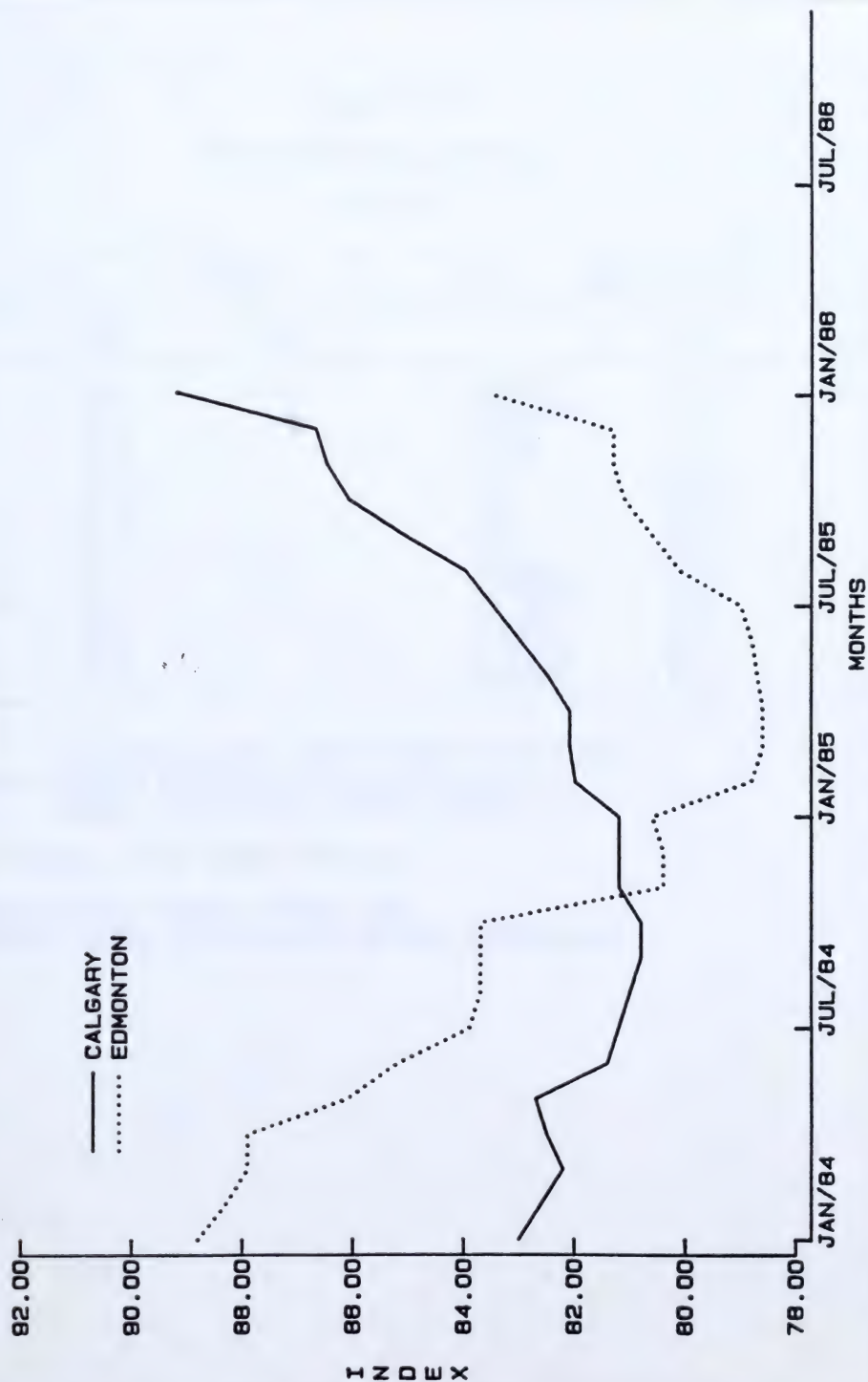


TABLE 19
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1985	1986		1985	1986
JANUARY	81.2	89.2	JANUARY	80.6	83.5
FEBRUARY	82.0		FEBRUARY	78.8	
MARCH	82.1		MARCH	78.6	
APRIL	82.1		APRIL	78.6	
MAY	82.5		MAY	78.7	
JUNE	83.0		JUNE	78.8	
JULY	83.5		JULY	79.0	
AUGUST	84.0		AUGUST	80.1	
SEPTEMBER	85.1		SEPTEMBER	80.6	
OCTOBER	86.1		OCTOBER	81.1	
NOVEMBER	86.5		NOVEMBER	81.3	
DECEMBER	86.7		DECEMBER	81.3	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

APR 29 1986

RESIDENTIAL CONSTRUCTION IN ALBERTA

MARCH 1986

Alberta

HOUSING
Planning Secretariat

RESIDENTIAL CONSTRUCTION
IN ALBERTA

MARCH 1986

ALBERTA HOUSING
PLANNING SECRETARIAT

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* * * *

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Highlights

Urban Alberta

- ° Housing starts in March increased from the previous year to 552 units, up 195% from 187 units in March 1985. This marks the ninth consecutive month that a significant year-to-year increase has been reported.
- ° Total starts for the first quarter increased 119% to 1,511 units from 691 for 1985. Singles jumped by 121% while multiples rose 100%.
- ° Units under construction in March increased again from the preceding month to 2,537 units, of which 13% or 333 were apartment units.
- ° The number of building permits issued in Urban Alberta dropped 12% from the month before to 583 units, but still 22% ahead of last year's level.

Calgary

- ° Calgary's starts continued to increase sharply last month to 251 units (all single family), a jump of 280% in comparison to a year ago.
- ° Total starts to date increased 154% to 653 units from 257 for 1985. Only 2 multiples were started for the first quarter of this year. Single family starts increased 158% over last year.
- ° Housing under construction increased marginally to 1,258 units from 1,231 the month before. For the first time in many months, inventory of newly completed and unoccupied housing showed an upward movement to 150 units from 97 in February.

- ° Building permits however decreased to 237 units (227 singles and 10 semis) in March, down 11% from the preceding month, but up 10% over the same month last year.
- ° In the resale market, only 702 residential units were sold during the month, a drop of 37% compared to March 1985. The ratio of sales to listings also dropped sharply to .25, the lowest level in a number of months.
- ° However, the average resale house price continued to increase to \$85,268 from \$84,681 in February. The new house price index also continued the upward trend to 90.1 in February, up 10% from February 1985.

Edmonton

- ° Edmonton's housing starts improved sharply to 207 units last month, up 130% over March 1985.
- ° Total starts to date rose by 112% to 627 units from 1985 figure of 296; both single and multiple family starts showed increases.
- ° Housing under construction continued to increase to 886 units, up 4% from 855 the month before. Inventory of newly completed and unoccupied units increased slightly to 157 units with the rate of absorption also increased to 53% compared to 49% the month before.
- ° Resale housing market activities decreased again last month with only 555 units sold, down 25% over the same month last year. The ratio of sales to listings dropped to .34, the lowest in more than a year.
- ° However, the average selling price increased to \$74,085 last month, up 9% over February. The new house price index continued to show an upward movement to 85.0 in February.

TABLE 1

MAR-86

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	251	0	0	0	251	280
CAMROSE	1	0	0	0	1	*
EDMONTON M.A.	203	4	0	0	207	130
FORT MCMURRAY	3	0	0	12	15	25
GRANDE PRAIRIE	15	0	0	0	15	*
LEBOUC	2	0	0	0	2	100
LETHBRIDGE	1	0	0	0	1	67
LLOYDMINSTER ALTA. PART)	4	0	0	14	18	800
MEDICINE HAT	15	0	0	0	15	650
RED DEER	16	0	10	0	26	160
SPRUCE GROVE	1	0	0	0	1	0
TOTAL	512	4	10	26	552	195

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
 MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 1
CUMULATIVE HOUSING STARTS
CALGARY AND EDMONTON

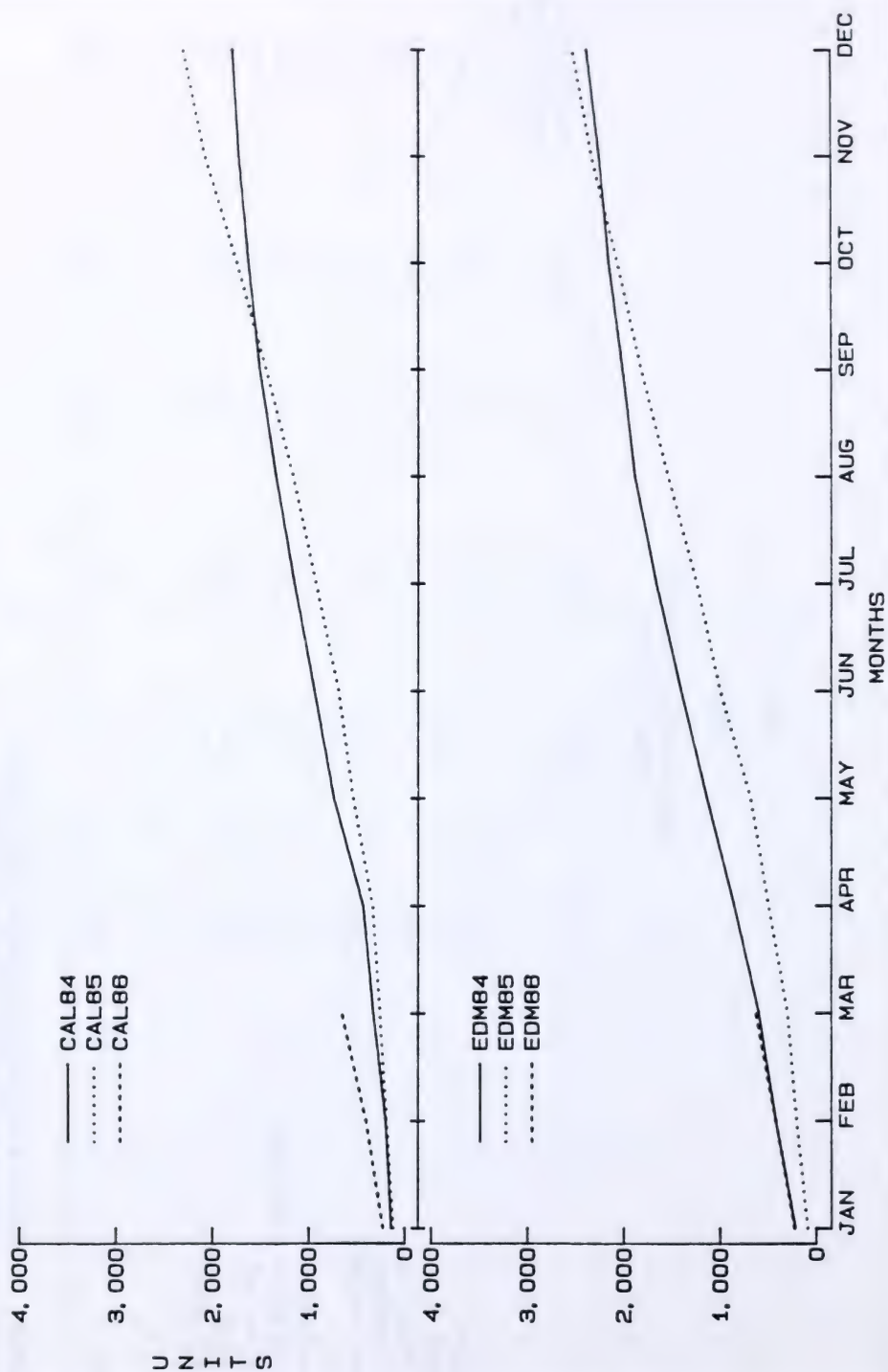


TABLE 2

MAR-86

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT		TOTAL		PERCENT CHANGE IN TOTAL STARTS	
	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986		
CALGARY	252	651	0	2	5	0	0	0	257	653	154	
CAMROSE	4	2	0	0	0	0	0	0	4	2	-50	
EDMONTON M.A.	268	562	0	28	0	37	28	0	296	627	112	
FORT MCMURRAY	25	9	0	0	0	0	0	12	25	21	-16	
GRANDE PRAIRIE	9	36	0	0	0	0	0	0	9	36	300	
LE DUC	3	6	0	0	0	0	0	0	3	6	100	
LETHBRIDGE	9	15	2	0	0	0	4	0	15	15	0	
LLOYDMINSTER(ALTA. PART)	26	17	0	0	0	0	25	14	51	31	-39	
MEDICINE HAT	5	32	0	2	0	0	0	0	5	34	580	
RED DEER	20	45	0	2	0	31	0	0	20	78	290	
SPRUCE GROVE	6	8	0	0	0	0	0	0	6	8	33	
TOTAL	627	1383	2	34	5	68	57	26	691	1511	119	
PERCENT CHANGE BY TYPE		121		1600		1260		-54		119		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 2
TOTAL NUMBER OF STARTS EACH MONTH
URBAN ALBERTA

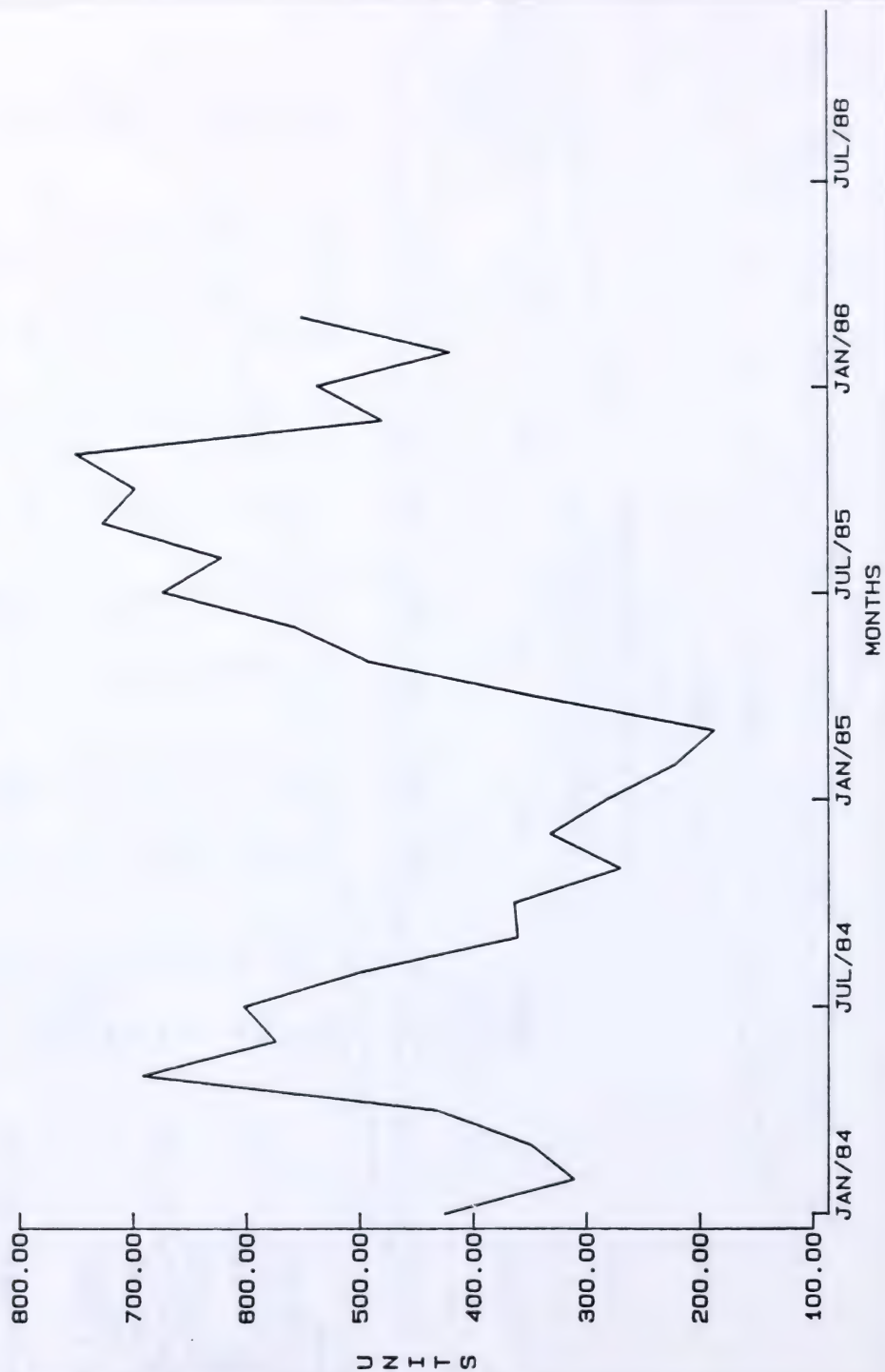


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	282	538	91
FEBRUARY	222	421	90
MARCH	187	552	195
APRIL	347		
MAY	493		
JUNE	558		
JULY	674		
AUGUST	623		
SEPTEMBER	727		
OCTOBER	699		
NOVEMBER	751		
DECEMBER	481		
TOTAL	6044	1511	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
URBAN ALBERTA

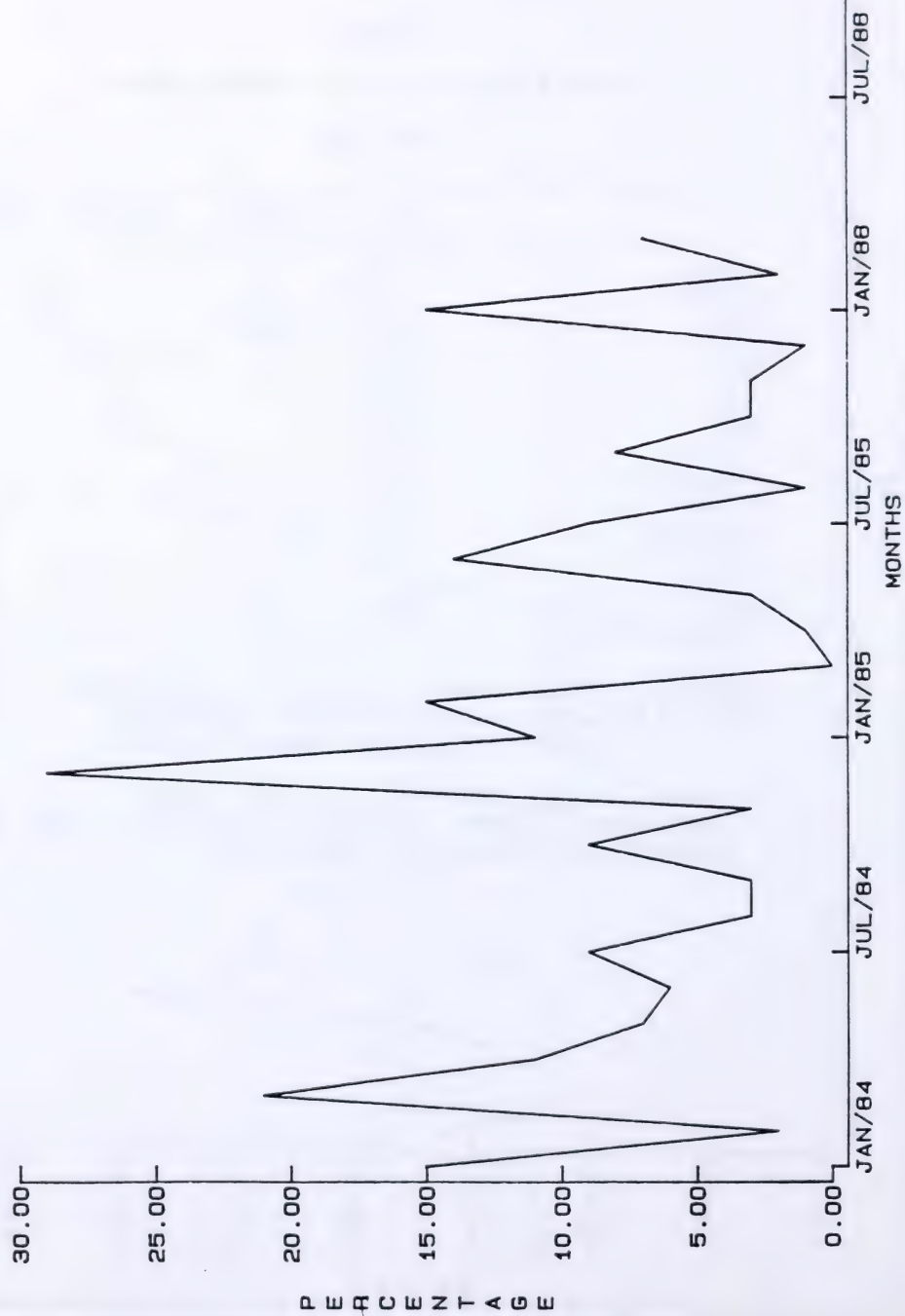


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1985-1986				
1985				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	674	612	62	9
AUGUST	623	615	8	1
SEPTEMBER	727	668	59	8
OCTOBER	699	679	20	3
NOVEMBER	751	726	25	3
DECEMBER	481	477	4	1
TOTAL	6044	5701	343	6
1986				
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH	552	512	40	7
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	1511	1383	128	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
 MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
 MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
EDMONTON AND CALGARY

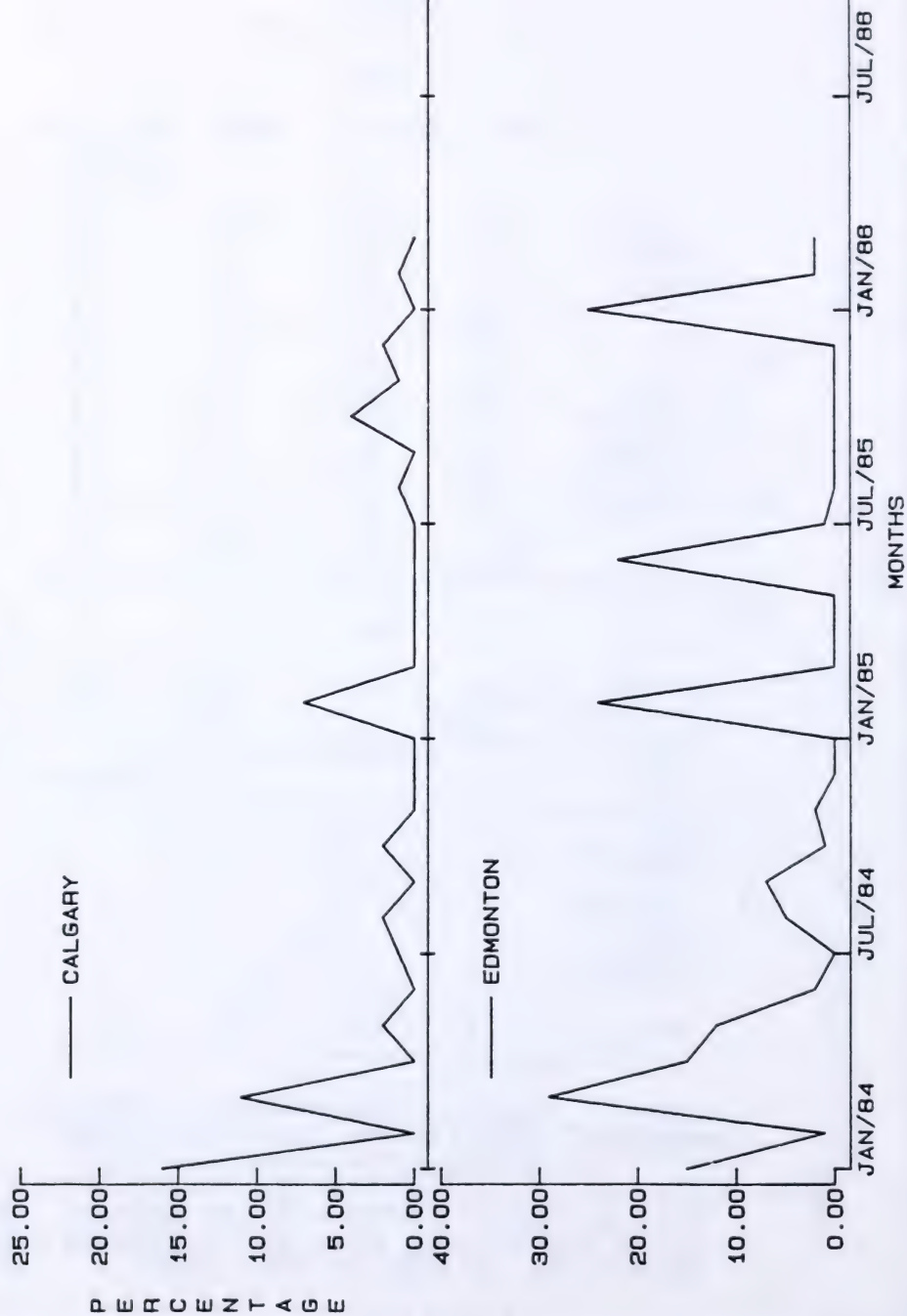


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1985						EDMONTON(METRO)					
CALGARY			MULTI AS A PERCENT OF TOTAL			TOTAL			MULTI PERCENT OF TOTAL		
TOTAL	SINGLES	MULTI	TOTAL	SINGLES	MULTI	TOTAL	SINGLES	MULTI	TOTAL	SINGLES	MULTI
JANUARY	118	118	0	0	0	JANUARY	90	0	0	90	0
FEBRUARY	73	68	5	7	0	FEBRUARY	116	28	24	88	24
MARCH	66	66	0	0	0	MARCH	90	0	0	90	0
APRIL	76	76	0	0	0	APRIL	200	0	0	200	0
MAY	202	202	0	0	0	MAY	185	0	0	185	0
JUNE	152	152	0	0	0	JUNE	313	68	22	245	68
JULY	234	234	0	0	0	JULY	243	2	1	241	2
AUGUST	243	241	2	1	0	AUGUST	296	6	2	290	6
SEPTEMBER	283	283	0	0	0	SEPTEMBER	278	0	0	278	0
OCTOBER	304	293	11	4	0	OCTOBER	251	0	0	251	0
NOVEMBER	336	334	2	1	0	NOVEMBER	270	0	0	270	0
DECEMBER	231	227	4	2	0	DECEMBER	196	0	0	196	0
TOTAL	2318	2294	24	1	0	TOTAL	2528	104	4	2424	104
1986						EDMONTON(METRO)					
CALGARY			MULTI AS A PERCENT OF TOTAL			TOTAL			MULTI PERCENT OF TOTAL		
JANUARY	225	225	0	0	0	JANUARY	225	57	25	168	57
FEBRUARY	177	175	2	1	0	FEBRUARY	195	4	2	191	4
MARCH	251	251	0	0	0	MARCH	207	4	2	203	4
APRIL						APRIL					
MAY						MAY					
JUNE						JUNE					
JULY						JULY					
AUGUST						AUGUST					
SEPTEMBER						SEPTEMBER					
OCTOBER						OCTOBER					
NOVEMBER						NOVEMBER					
DECEMBER						DECEMBER					
TOTAL	653	651	2	0	0	TOTAL	627	65	0	562	65

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 5
CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

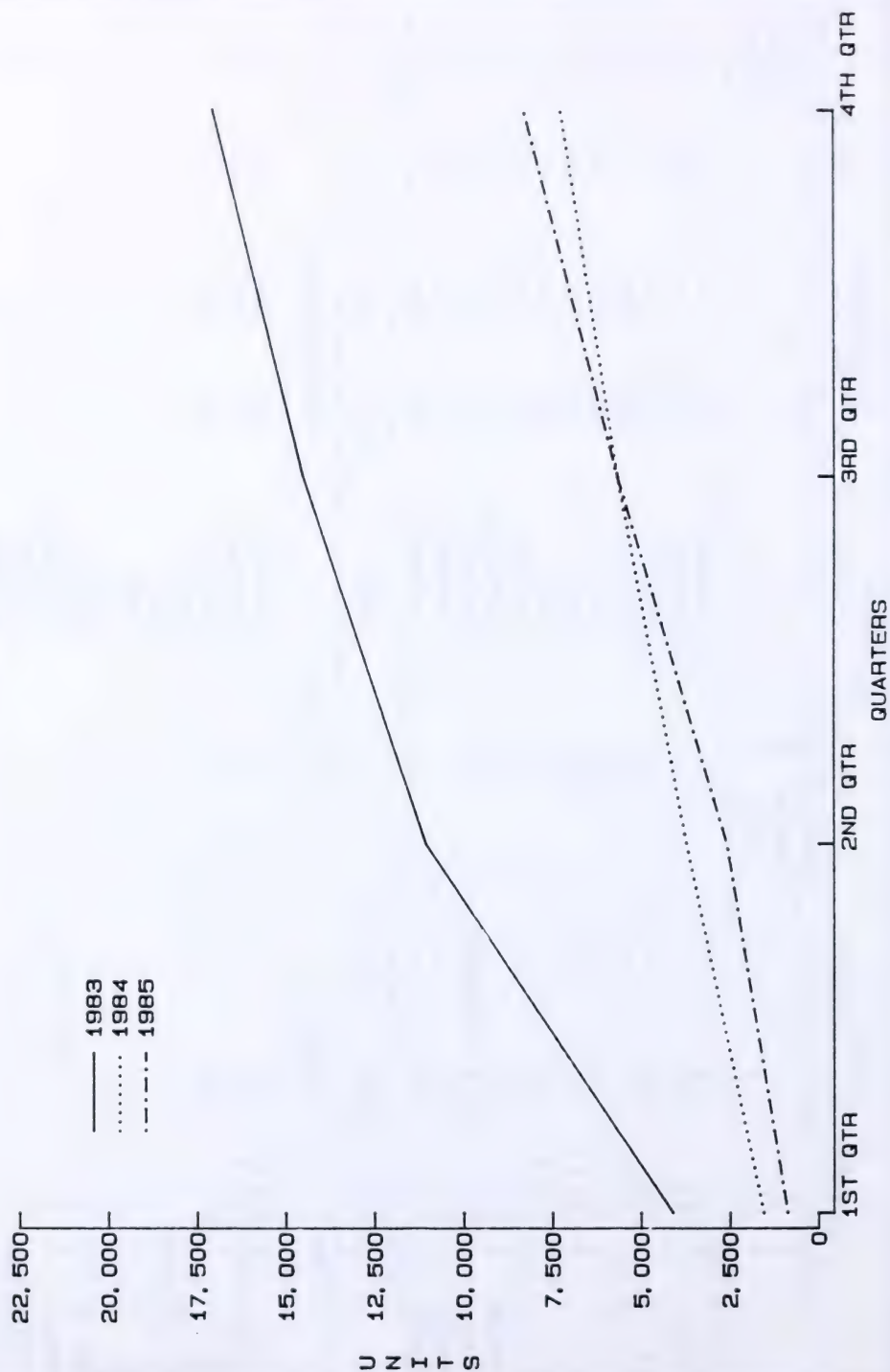


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

1984 - 1985

	1984	1985	PERCENT CHANGE
FIRST QUARTER	1548	873	-44
SECOND QUARTER	2186	1723	-21
THIRD QUARTER	1947	3091	59
FOURTH QUARTER	1614	2650	64
TOTAL	7295	8337	14

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 7

MAR-86

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	222	2	0	0	224	122
CAMROSE	2	0	0	0	2	-33
EDMONTON M.A.	154	2	0	22	178	105
FORT MCMURRAY	11	0	0	44	55	1733
GRANDE PRAIRIE	9	0	0	0	9	80
LEDUC	1	0	0	0	1	0
LETHBRIDGE	17	0	0	0	17	750
LLOYDMINSTER (ALTA. PART)	13	0	0	0	13	63
MEDICINE HAT	25	0	0	0	25	733
RED DEER	14	0	7	0	21	320
SPRUCE GROVE	2	0	0	0	2	100
TOTAL	470	4	7	66	547	150

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
 MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 8

MAR-86

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1031	6	0	221	1258	172
CANMOSLE	4	0	0	65	69	0
EDMONTON M.A.	810	30	37	9	886	12
FORT MCMURRAY	11	0	0	12	23	-34
GRANDE PRAIRIE	43	0	0	0	43	187
LEDUC	7	0	4	0	11	267
LETHBRIDGE	50	0	0	0	50	-9
LLOYDMINSTER (ALTA. PART)	36	0	0	26	62	-32
MEDICINE HAT	41	4	0	0	45	-13
RED DEER	47	2	33	0	82	310
SPRUCE GROVE	8	0	0	0	8	60
TOTAL	2088	42	74	333	2537	59

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
CALGARY

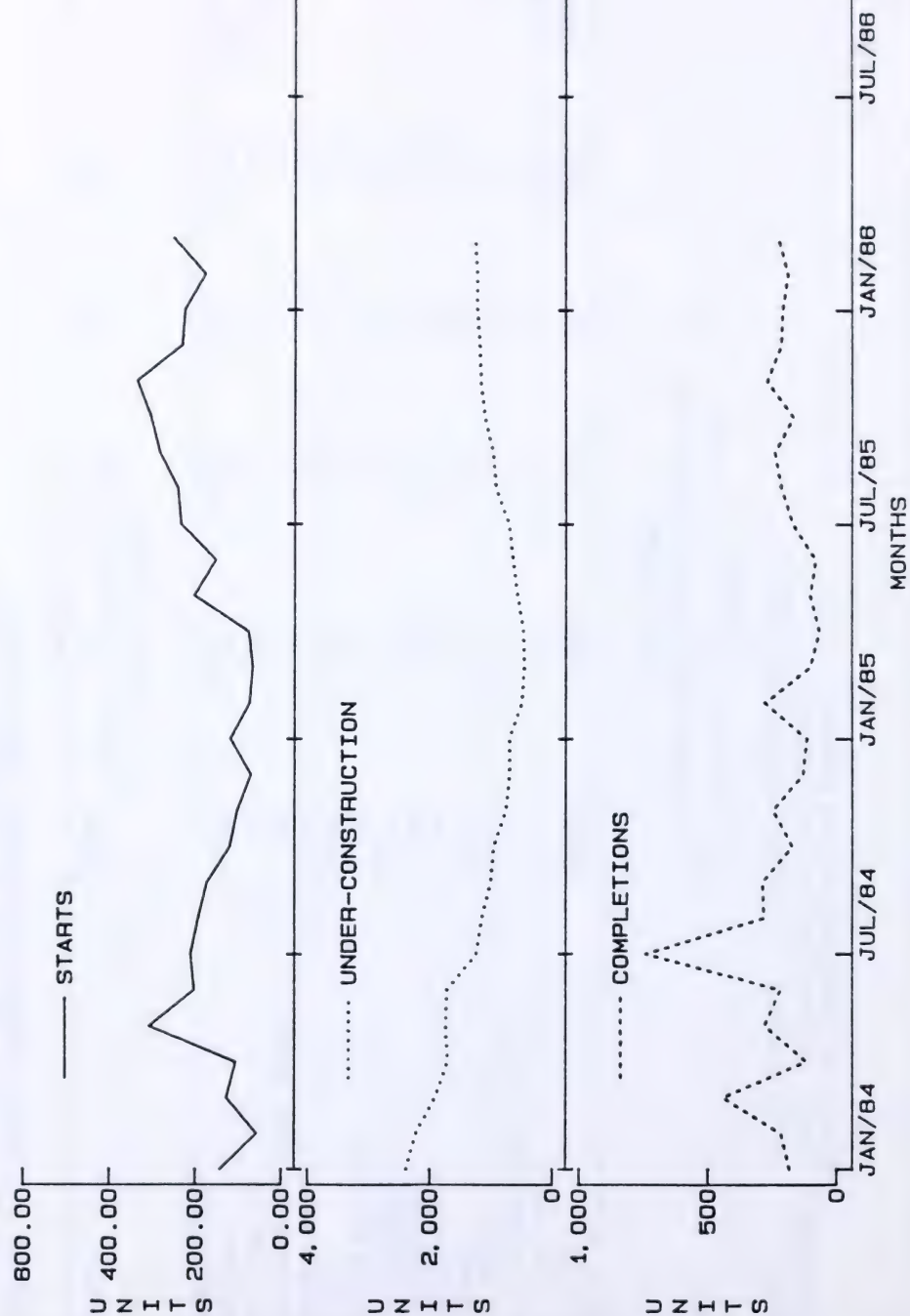


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1985			

	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	647
JULY	234	169	711
AUGUST	243	213	925
SEPTEMBER	283	239	969
OCTOBER	304	167	1105
NOVEMBER	336	269	1172
DECEMBER	231	214	1189

1986			

JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH	251	224	1258
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 7
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
EDMONTON

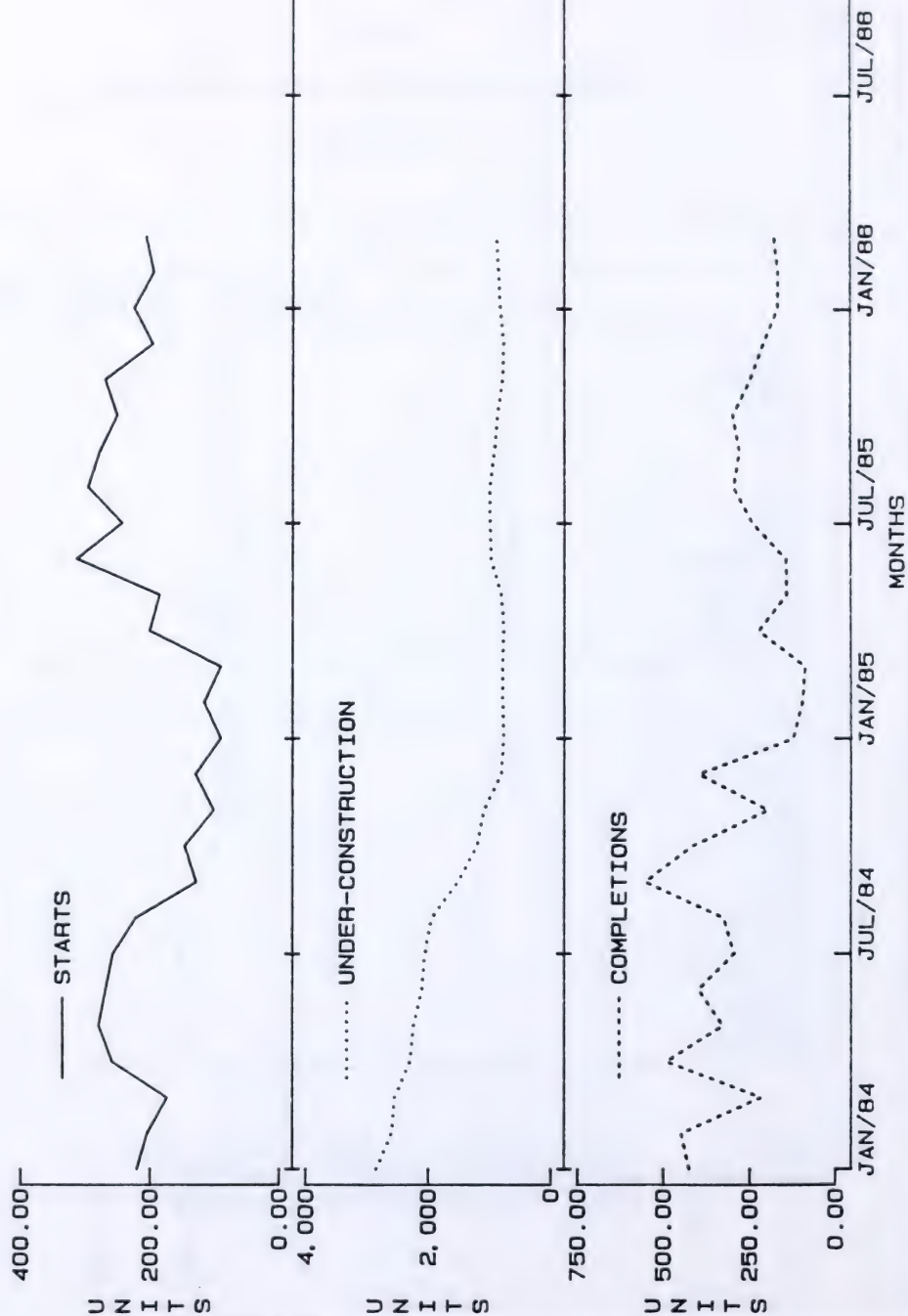


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

----- 1985 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	90	122	769
FEBRUARY	116	95	787
MARCH	90	87	790
APRIL	200	222	768
MAY	185	141	811
JUNE	313	143	980
JULY	243	240	999
AUGUST	296	296	998
SEPTEMBER	278	278	923
OCTOBER	251	298	873
NOVEMBER	270	248	790
DECEMBER	196	210	771
----- 1986 -----			
JANUARY	225	167	823
FEBRUARY	195	166	855
MARCH	207	178	886
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH
URBAN ALBERTA

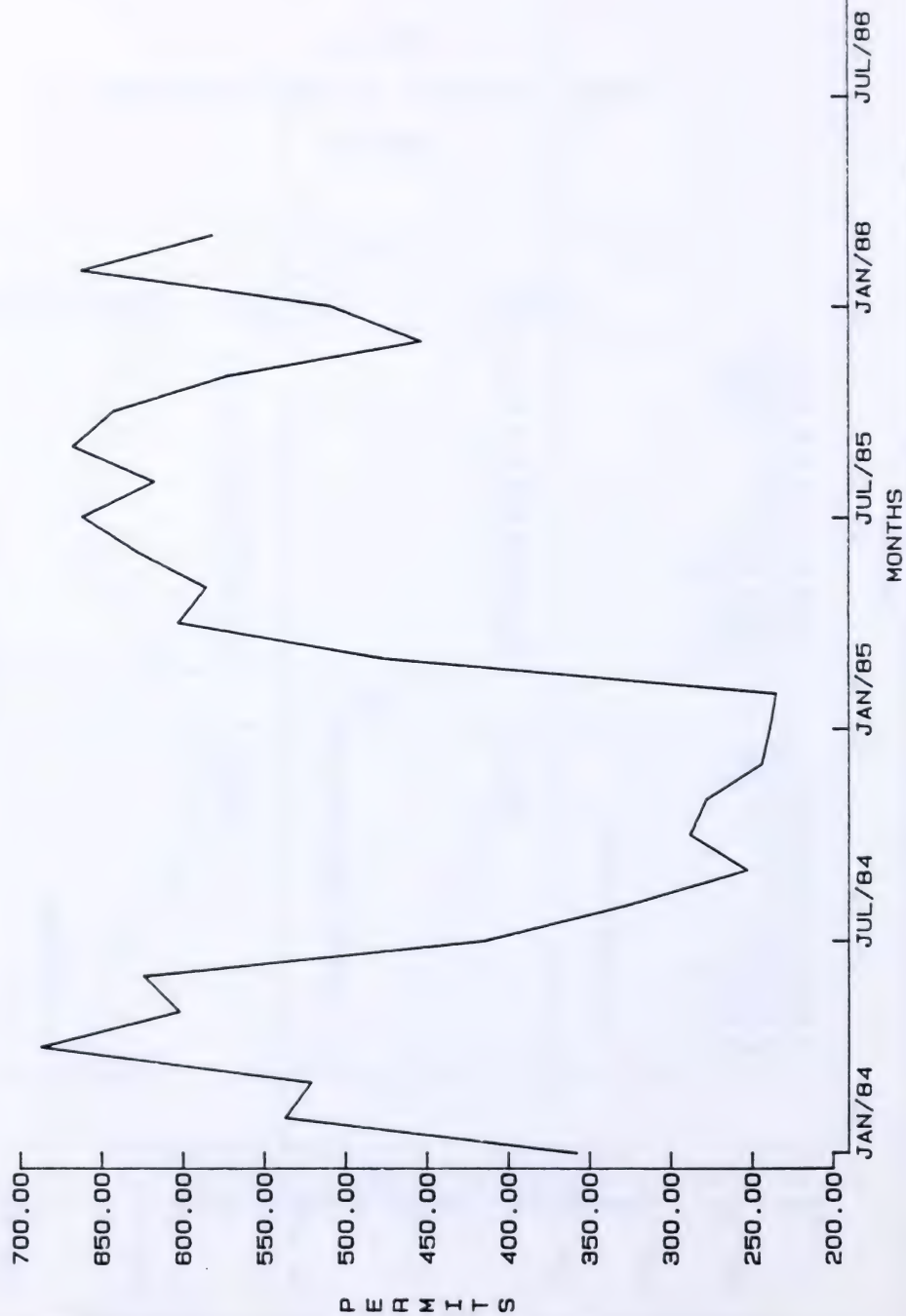


TABLE 11

MAR-86

RESIDENTIAL BUILDING PERMITS
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	227	10	0	0	237	10
CAMROSE	2	0	0	0	2	0
EDMONTON M.A.	231	0	0	0	231	21
FORT MCMURRAY	2	0	0	0	2	-88
GRANDE PRAIRIE	12	0	0	0	12	50
LEDUC	0	0	0	0	0	-100
LETHBRIDGE	13	4	0	0	17	113
LLOYDMINSTER, ALTA. (PART)	8	0	0	0	8	14
MEDICINE HAT	17	0	25	0	42	1300
RED DEER	28	0	0	0	28	40
SPRUCE GROVE	4	0	0	0	4	33
TOTAL	544	14	25	0	583	22

SOURCE: ALBERTA BUREAU OF STATISTICS
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 9
CUMULATIVE RESIDENTIAL BUILDING PERMITS
CALGARY AND EDMONTON

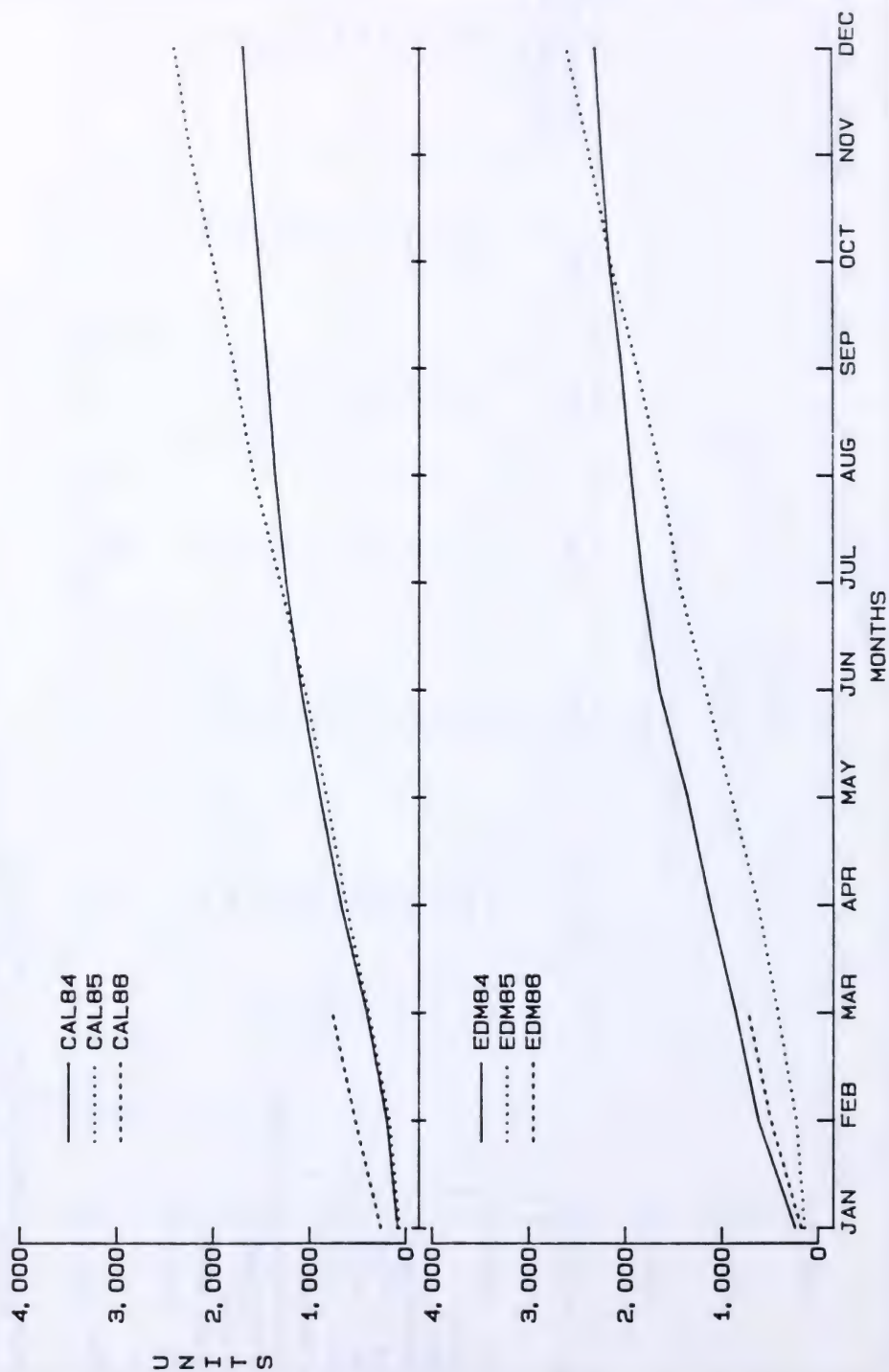


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

[illegible]

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 10
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED
URBAN ALBERTA

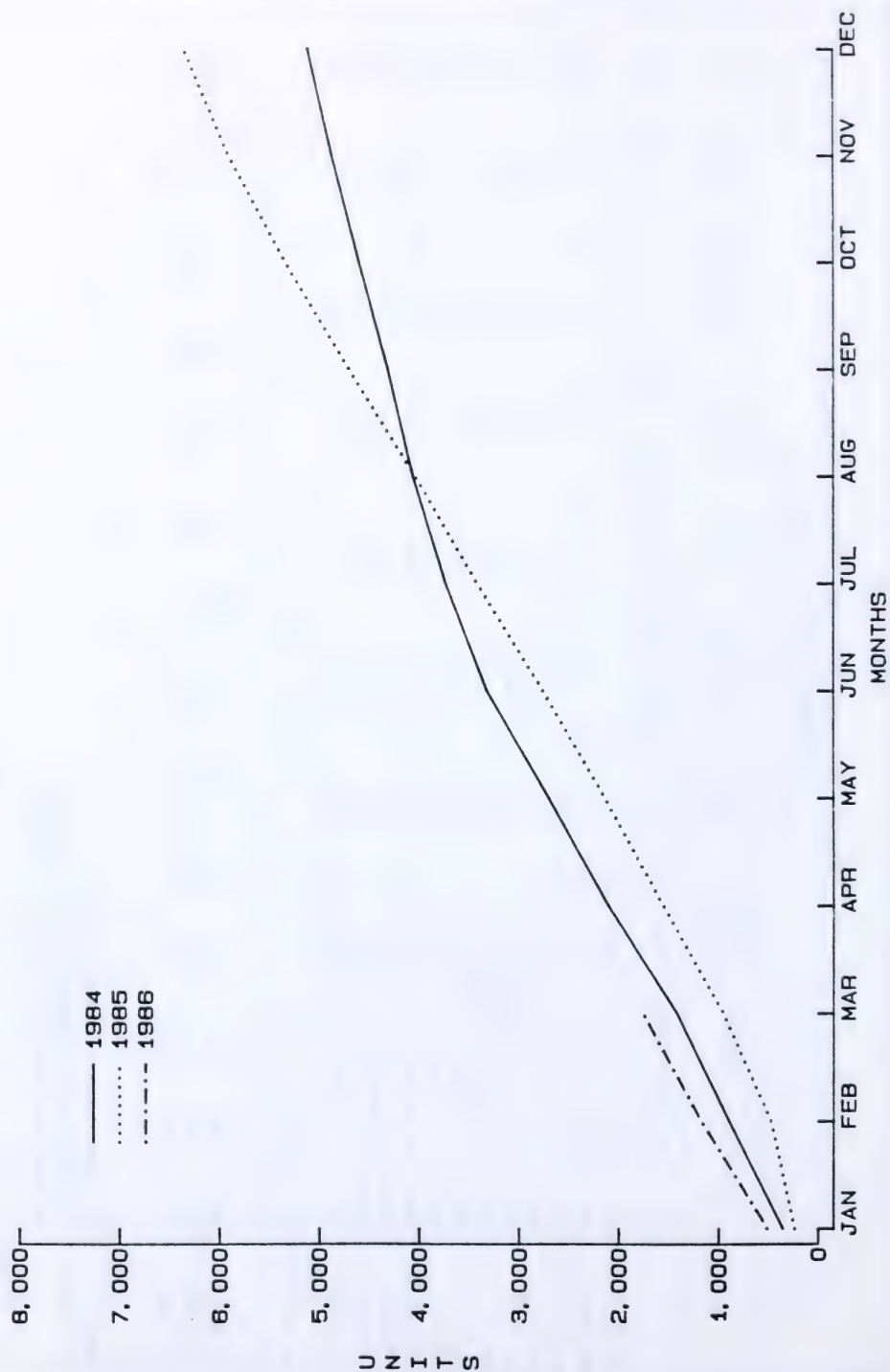


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	239	510	113
FEBRUARY	235	663	182
MARCH	477	583	22
APRIL	603		
MAY	586		
JUNE	628		
JULY	662		
AUGUST	618		
SEPTEMBER	668		
OCTOBER	643		
NOVEMBER	573		
DECEMBER	454		
TOTAL	6386	1756	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

TABLE 14
RESIDENTIAL BUILDING PERMITS
SELECTED RURAL AREAS

	SINGLES				MULTI				TOTAL	
	YEAR TO DATE		YEAR TO DATE		YEAR TO DATE		YEAR TO DATE		YEAR TO DATE	
	MARCH-86	1986 PERCENT CHANGE OVER 1985	MARCH-86	1986 PERCENT CHANGE OVER 1985	MARCH-86	1986 PERCENT CHANGE OVER 1985	MARCH-86	1986 PERCENT CHANGE OVER 1985	MARCH-86	1986 PERCENT CHANGE OVER 1985
BONNYVILLE	1	2 88	0	126 *	1	128 700				
COLD LAKE	5	11 45	0	42 26	5	53 31				
GRAND CENTRE	2	13 160	0	0 *	2	13 160				
ELK POINT	1	2 71	0	0 *	1	2 71				
ST. PAUL	3	5 400	0	0 *	3	5 400				

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 11
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
EDMONTON METRO

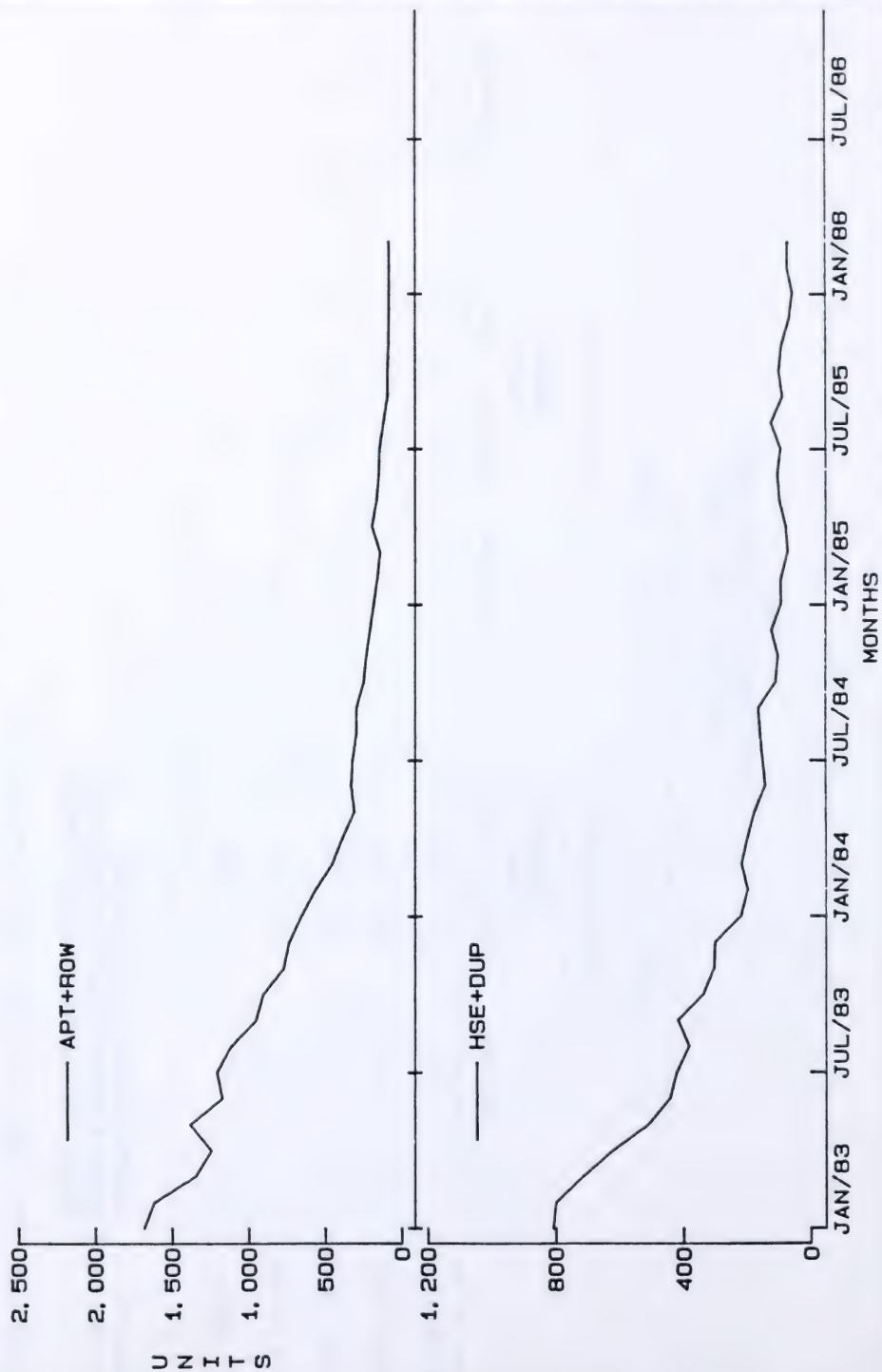


TABLE 15

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1985					
JANUARY	93	184	277	122	39
FEBRUARY	93	161	254	95	32
MARCH	72	143	215	87	37
APRIL	78	195	273	222	38
MAY	98	165	263	141	36
JUNE	104	151	255	143	37
JULY	94	146	240	240	52
AUGUST	124	121	245	296	54
SEPTEMBER	89	94	183	278	65
OCTOBER	100	93	193	298	60
NOVEMBER	100	87	187	248	58
DECEMBER	68	85	153	210	61

1986					
JANUARY	57	84	141	167	56
FEBRUARY	73	84	157	166	49
MARCH	72	87	159	178	53
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
CALGARY

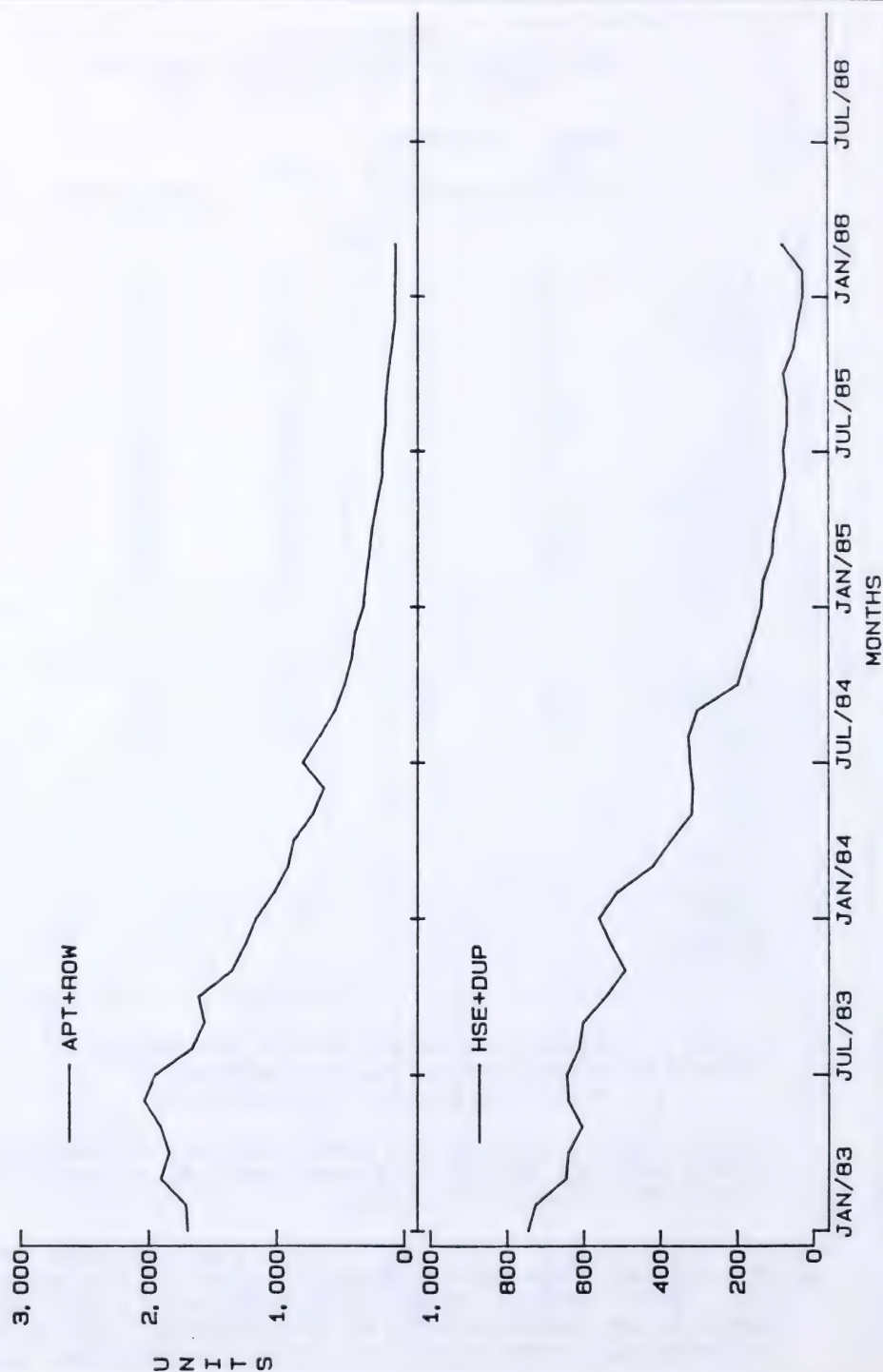


TABLE 16

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1985					
JANUARY	137	322	459	115	30
FEBRUARY	132	302	434	277	41
MARCH	108	276	384	101	28
APRIL	103	255	358	65	20
MAY	87	218	305	101	34
JUNE	74	176	250	79	35
JULY	79	172	251	169	40
AUGUST	69	148	217	213	53
SEPTEMBER	68	146	214	239	53
OCTOBER	78	127	205	167	46
NOVEMBER	50	100	150	269	68
DECEMBER	40	75	115	214	68

1986					
JANUARY	26	74	100	208	69
FEBRUARY	27	70	97	187	66
MARCH	80	70	150	224	53
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.
**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
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PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13
LISTINGS AND SALES
EDMONTON METRO

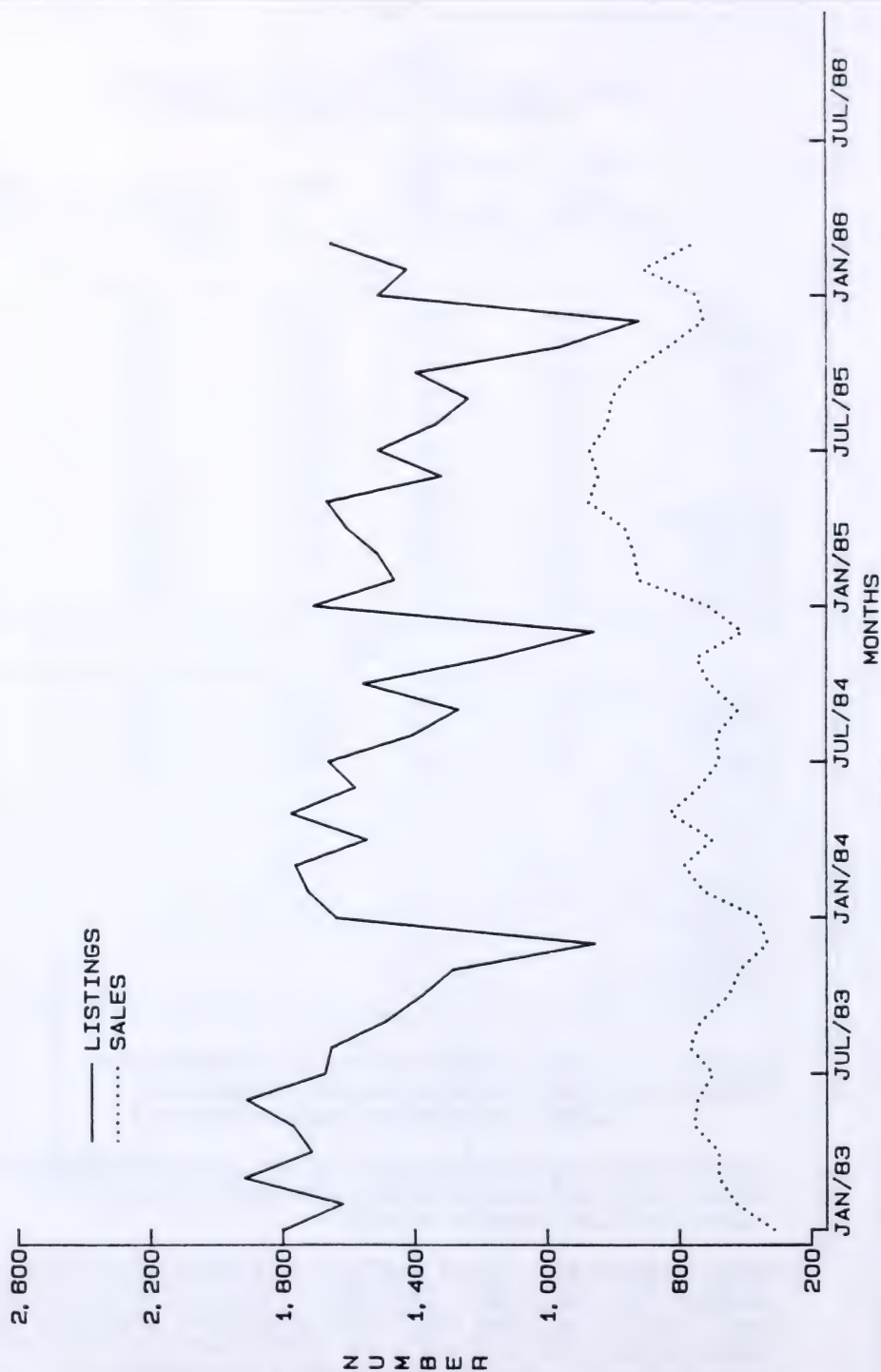


TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1985				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER	1398	751	.54	69804
NOVEMBER	961	633	.66	73175
DECEMBER	721	526	.73	72381
1986				
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 14
LISTINGS AND SALES
CALGARY

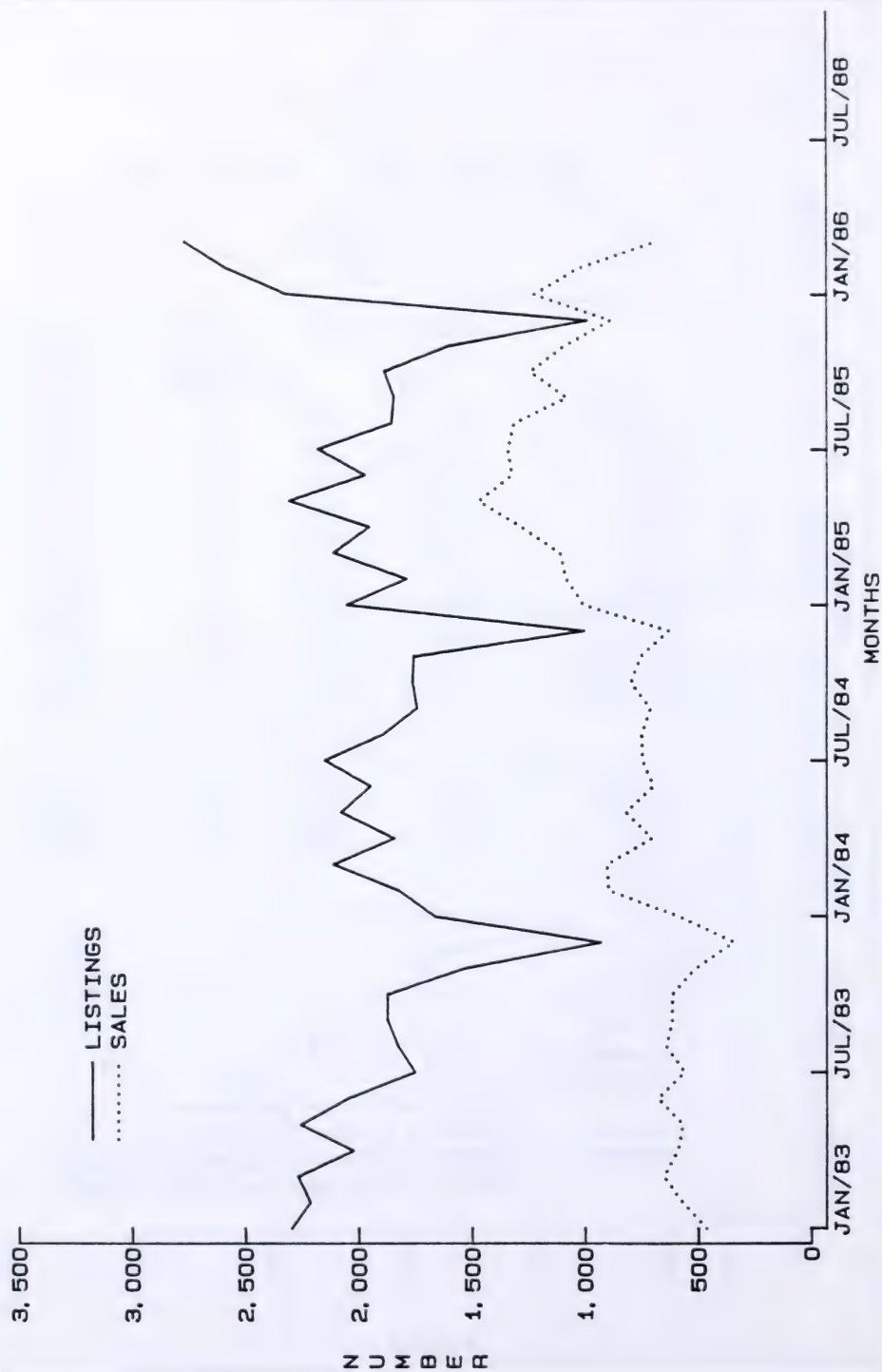


TABLE 18

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1985				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER	1892	1245	.66	80370
NOVEMBER	1606	1096	.68	79815
DECEMBER	992	890	.90	81154
1986				
JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 15
AVERAGE SALE PRICES
CALGARY AND EDMONTON

— CALGARY
..... EDMONTON

115,000
110,000
105,000
100,000
95,000
90,000
85,000
80,000
75,000
70,000
65,000

A V E R A G E P R I C E

MONTHS

JAN/83 JUL/83 JAN/84 JUL/84 JAN/85 JUL/85 JAN/86 JUL/86

FIGURE 18
NEW HOUSING PRICE INDEXES
CALGARY AND EDMONTON
(1981=100)

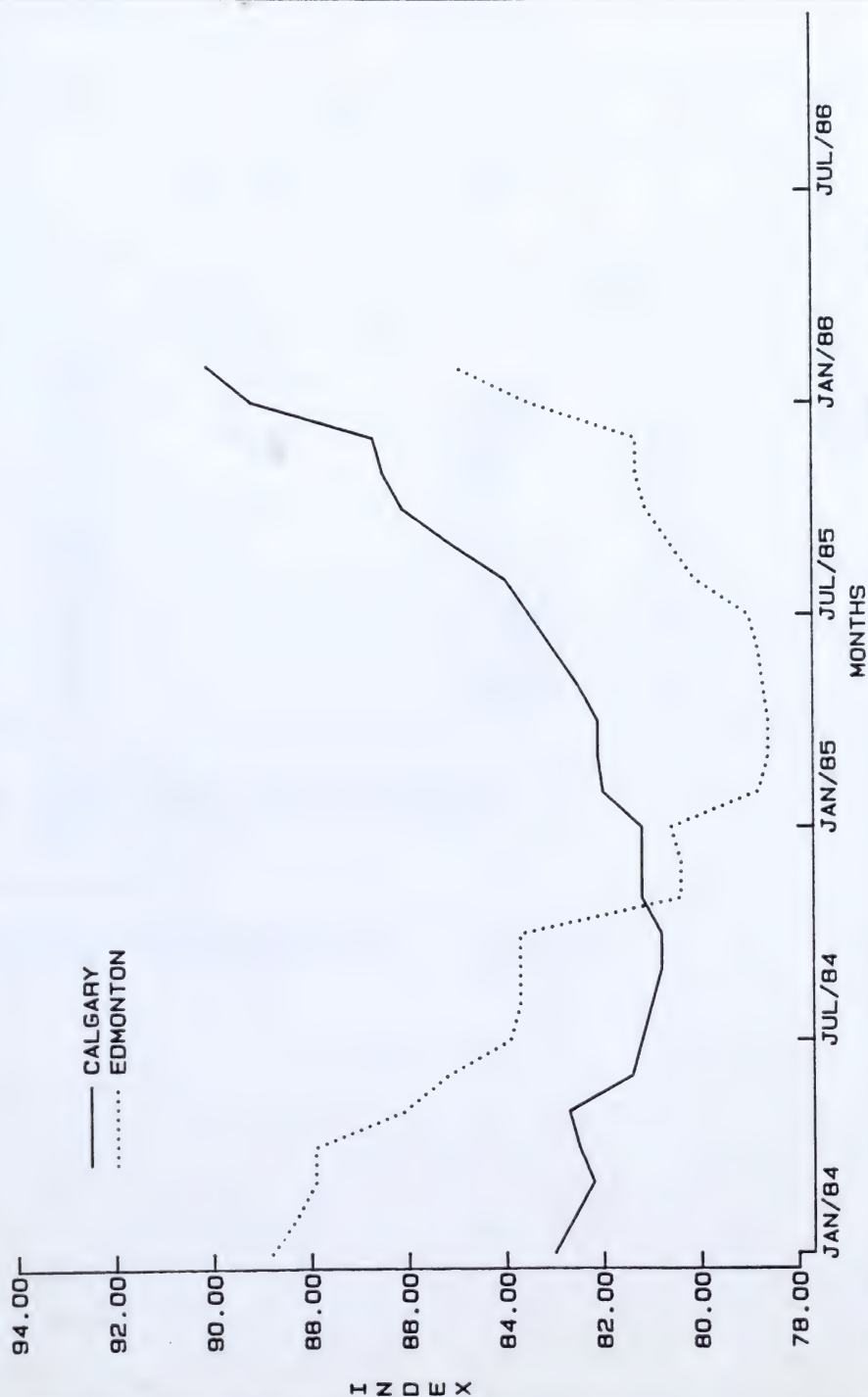


TABLE 19
NEW HOUSING PRICE INDICES*

1981=100

CALGARY**			EDMONTON***		
	1985	1986		1985	1986
JANUARY	81.2	89.2	JANUARY	80.6	83.5
FEBRUARY	82.0	90.1	FEBRUARY	78.8	85.0
MARCH	82.1		MARCH	78.6	
APRIL	82.1		APRIL	78.6	
MAY	82.5		MAY	78.7	
JUNE	83.0		JUNE	78.8	
JULY	83.5		JULY	79.0	
AUGUST	84.0		AUGUST	80.1	
SEPTEMBER	85.1		SEPTEMBER	80.6	
OCTOBER	86.1		OCTOBER	81.1	
NOVEMBER	86.5		NOVEMBER	81.3	
DECEMBER	86.7		DECEMBER	81.3	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)

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*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

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RESIDENTIAL CONSTRUCTION IN ALBERTA

APRIL 1986

Alberta

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IN ALBERTA

APRIL 1986

ALBERTA HOUSING
PLANNING SECRETARIAT

ISSN 0823-3047
04/86 (235)

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Highlights

Alberta

- ° In the first quarter, housing starts jumped sharply to 1,809 units, up 107% from 873 for 1985. This marks the third consecutive quarter that a year to year increase has been recorded.

Urban Alberta

- ° Housing starts in April continued to increase from the previous year to 557 units, a 61% increase from 347 units in April 1985.
- ° Total starts to date rose by 99% to 2,069 units compared to 1,038 in 1985. Both singles and multiples were up 98% and 110% respectively.
- ° However, units under construction in April fell 8% from the month before to 2,344 units. Only 4% or 82 were apartment units.
- ° For the first time since June 1985, the number of building permits issued in Urban Alberta dropped 13% to 527 units in comparison with 603 units a year ago.

Calgary

- ° Calgary's starts dropped 23% from the preceding month to 193 units (all single family), but still 154% ahead of last years level.
- ° Total starts for the first 4 months also rose by 114% to 846 units from 333 for 1985. So far, only 2 multiples were started. Single family starts increased 157% over last year.

- ° For the first time in many months, housing under construction fell 13% from the previous month to 1,093 units. However, inventory of newly completed and unoccupied units continue to trend strongly upward to 343 units compared to 150 in March.
- ° Building permits decreased to 182 units in April, down 23% over the same month last year.
- ° In the resale market, the number of houses sold dropped 27% over April 1985 to 933 units.
- ° However, the average selling price continued to increase to \$85,863 from \$85,268 in March. The new housing price index also continued to show an upward movement to 90.8 in March.

Edmonton

- ° Edmonton's 222 starts last month were 11% higher than April 1985.
- ° Total starts to date increased by 71% to 849 units compared to 496 in 1985. Singles were up by 67% while multiples jumped by 136%.
- ° Housing under construction increased marginally to 891 units from 886 units in March. However, newly completed and unoccupied housing decreased slightly to 152 units while the rate of absorption reached a yearly high of 60%.
- ° In the resale market, the number of houses sold during the month increased to 652 units, but still 15% below last years level.
- ° The average selling price last month was \$73,403, down from \$74,085 in March, but \$1,500 higher than the April 1985 average price. The new housing price index continued the upward trend to 85.2 in March.

TABLE 1

APR-86

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	AFT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	193	0	0	0	193	154
CAMROSE	1	0	0	0	1	0
EDMONTON M.A.	221	1	0	0	222	11
FORT MCMURRAY	1	0	0	0	1	-93
GRANDE PRAIRIE	16	0	0	0	16	100
LEDUC	0	0	0	0	0	-100
LETHBRIDGE	50	0	0	0	50	400
LLOYDMINSTER (ALTA. PART)	2	0	0	0	2	-71
MEDICINE HAT	14	0	25	0	39	1200
RED DEER	25	2	0	0	27	35
SPRUCE GROVE	6	0	0	0	6	100
TOTAL	529	3	25	0	557	61

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 1
CUMULATIVE HOUSING STARTS
CALGARY AND EDMONTON

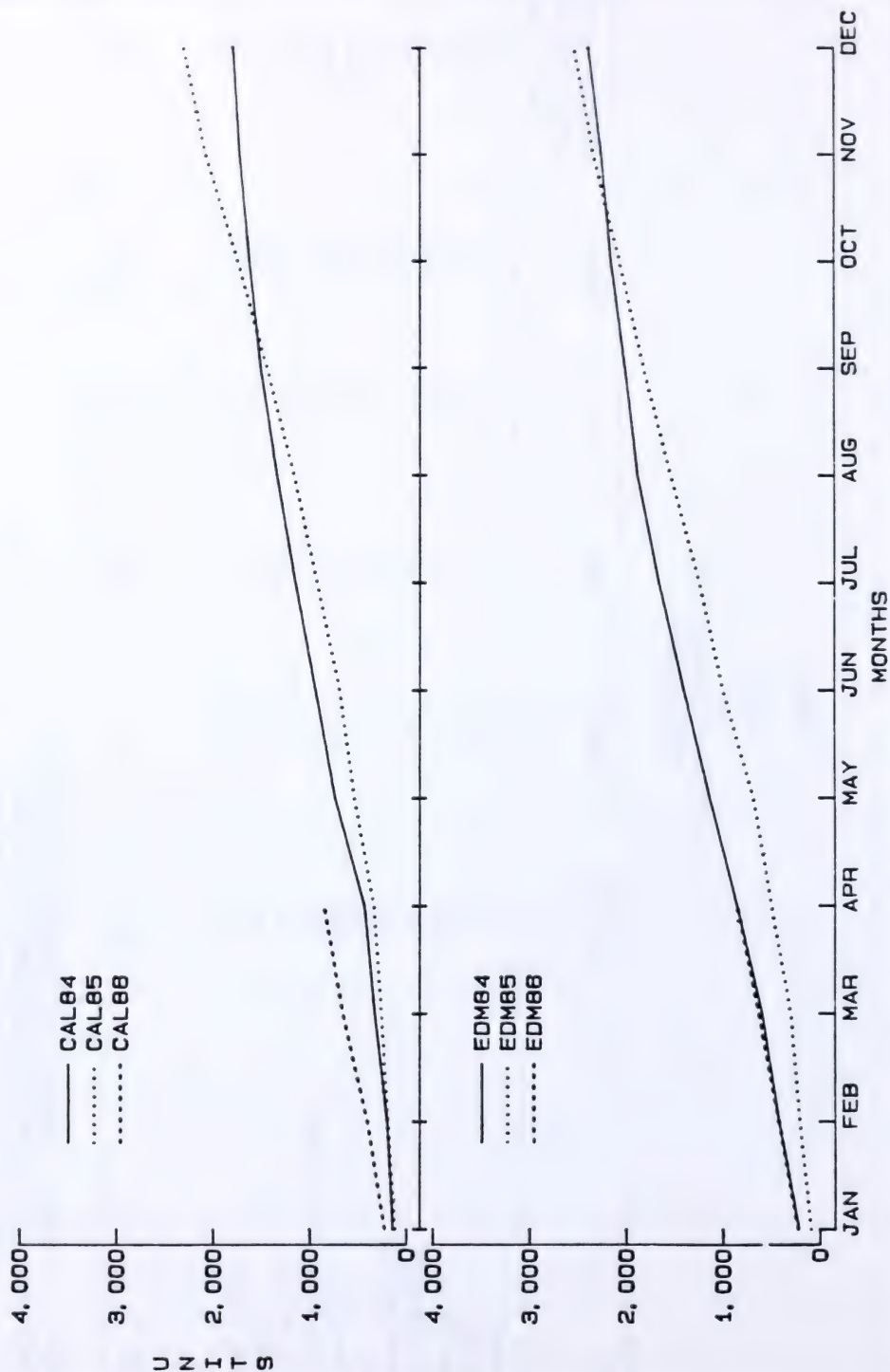


TABLE 2

APR-86

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMIS		ROW		APT		TOTAL		PERCENT CHANGE IN TOTAL STARTS	
	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986		
CALGARY	328	844	0	2	5	0	0	0	333	846	154	
CAMROSE	5	3	0	0	0	0	0	0	5	3	-40	
EDMONTON M.A.	468	783	0	29	0	37	28	0	496	849	71	
FORT MCMURRAY	40	10	0	0	0	0	0	12	40	22	-45	
GRANDE PRAIRIE	17	52	0	0	0	0	0	0	17	52	206	
LEDUC	7	6	0	0	0	0	0	0	7	6	-14	
LETHBRIDGE	17	65	4	0	0	0	4	0	25	65	160	
LLOYDMINSTER (ALTA. PART)	33	19	0	0	0	0	25	14	58	33	-43	
MEDICINE HAT	8	47	0	2	0	25	0	0	8	74	825	
RED DEER	32	70	2	4	6	31	0	0	40	105	163	
SPRUE GROVE	9	14	0	0	0	0	0	0	9	14	56	
TOTAL	964	1913	6	37	11	93	57	26	1038	2069	99	
PERCENT CHANGE BY TYPE		98		517		745		-54		99		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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FIGURE 2
TOTAL NUMBER OF STARTS EACH MONTH
URBAN ALBERTA

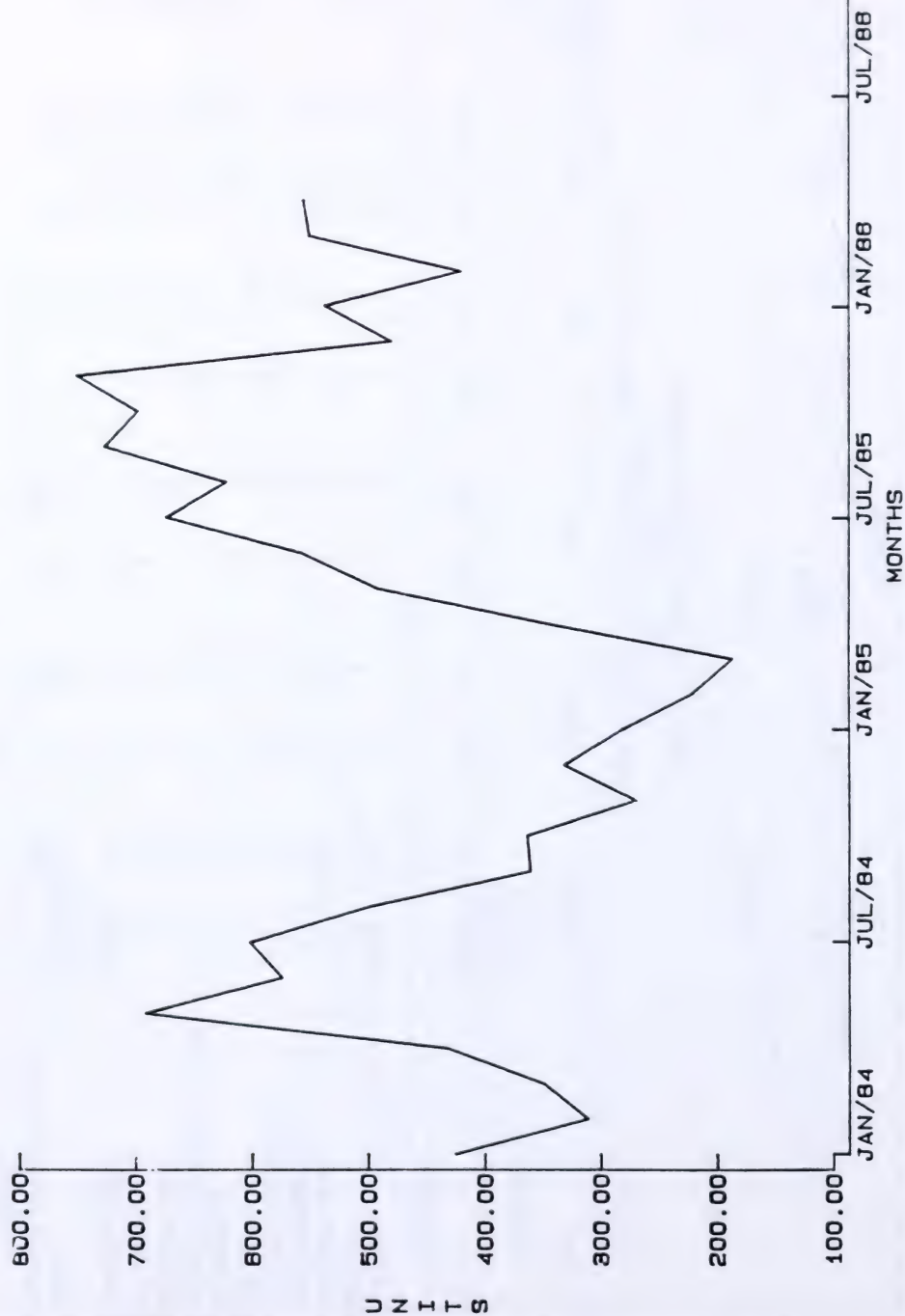


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	282	538	91
FEBRUARY	222	421	90
MARCH	187	553	196
APRIL	347	557	61
MAY	493		
JUNE	558		
JULY	674		
AUGUST	623		
SEPTEMBER	727		
OCTOBER	699		
NOVEMBER	751		
DECEMBER	481		
TOTAL	6044	2069	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
URBAN ALBERTA

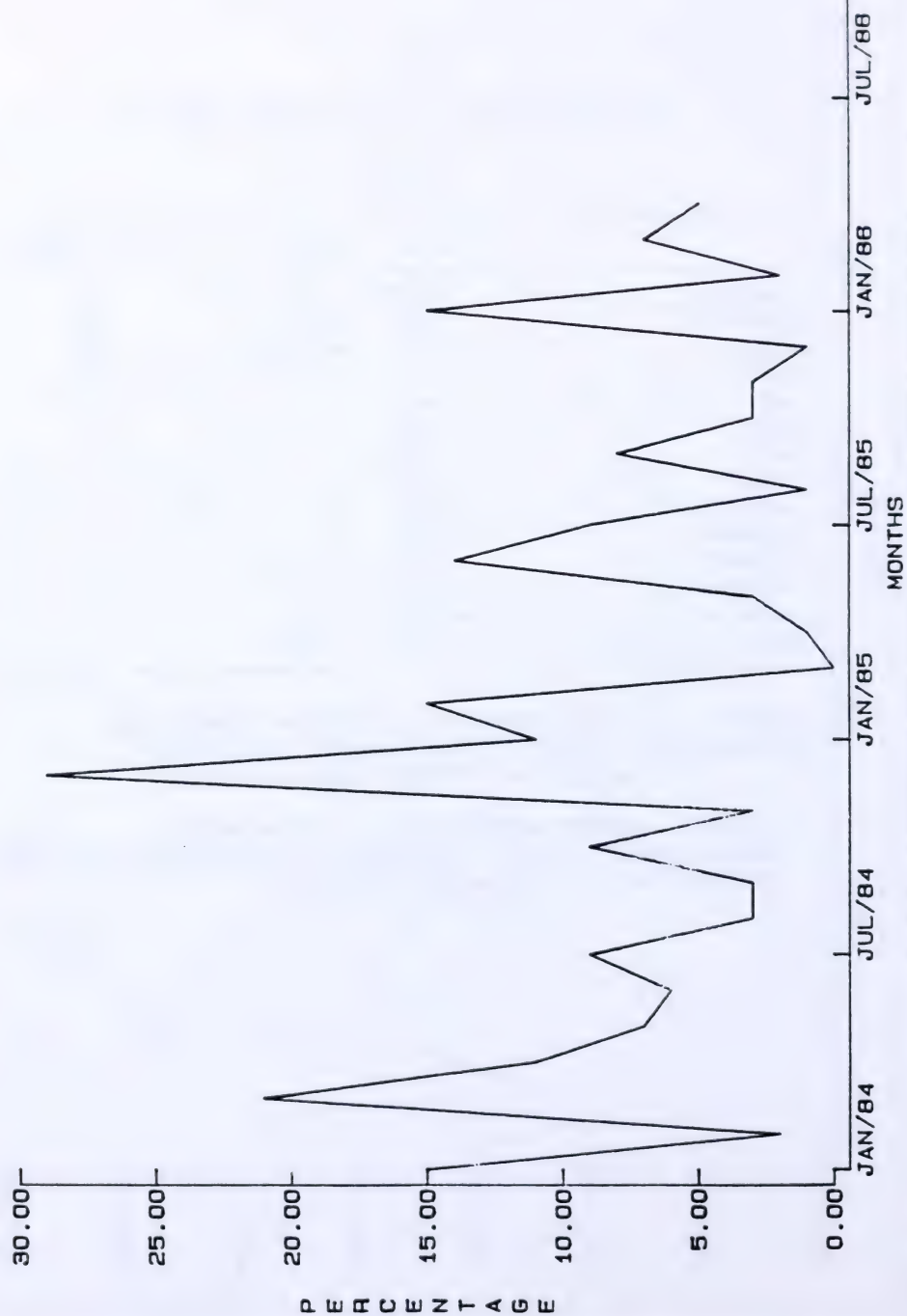


TABLE 4

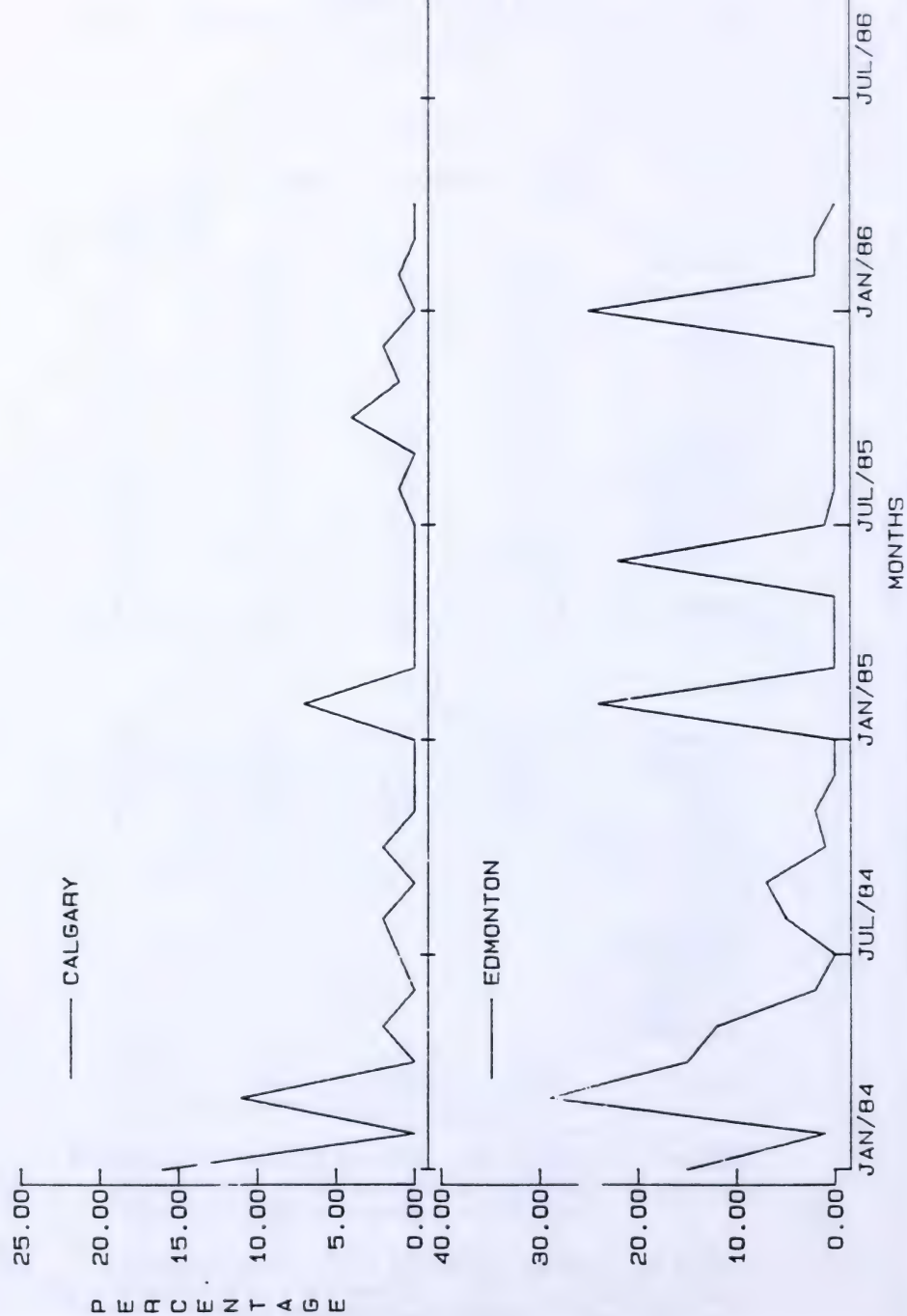
SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1985-1986				
1985				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	674	612	62	9
AUGUST	623	615	8	1
SEPTEMBER	727	668	59	8
OCTOBER	699	679	20	3
NOVEMBER	751	726	25	3
DECEMBER	481	477	4	1
TOTAL	6044	5701	343	6
1986				
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH	553	513	40	7
APRIL	557	529	28	5
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	2069	1913	156	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
 MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
 MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
EDMONTON AND CALGARY



SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1985							EDMONTON (METRO)						
CALGARY													
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	
JANUARY	118	118	0	0	JANUARY	90	90	0	0				
FEBRUARY	73	68	5	7	FEBRUARY	116	88	28	24				
MARCH	66	66	0	0	MARCH	90	90	0	0				
APRIL	76	76	0	0	APRIL	200	200	0	0				
MAY	202	202	0	0	MAY	185	185	0	0				
JUNE	152	152	0	0	JUNE	313	245	68	22				
JULY	234	234	0	0	JULY	243	241	2	1				
AUGUST	283	241	2	1	AUGUST	296	290	6	2				
SEPTEMBER	283	283	0	0	SEPTEMBER	278	278	0	0				
OCTOBER	304	293	11	4	OCTOBER	251	251	0	0				
NOVEMBER	336	334	2	1	NOVEMBER	270	270	0	0				
DECEMBER	231	227	4	2	DECEMBER	196	196	0	0				
TOTAL	2318	2294	24	1	TOTAL	2528	2424	104	4				
1986							EDMONTON (METRO)						
CALGARY													
JANUARY	225	225	0	0	JANUARY	225	168	57	25				
FEBRUARY	177	175	2	1	FEBRUARY	195	191	4	2				
MARCH	251	251	0	0	MARCH	207	203	4	2				
APRIL	193	193	0	0	APRIL	222	221	1	0				
MAY					MAY								
JUNE					JUNE								
JULY					JULY								
AUGUST					AUGUST								
SEPTEMBER					SEPTEMBER								
OCTOBER					OCTOBER								
NOVEMBER					NOVEMBER								
DECEMBER					DECEMBER								
TOTAL	846	844	2		TOTAL	849	783	66					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 5
CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

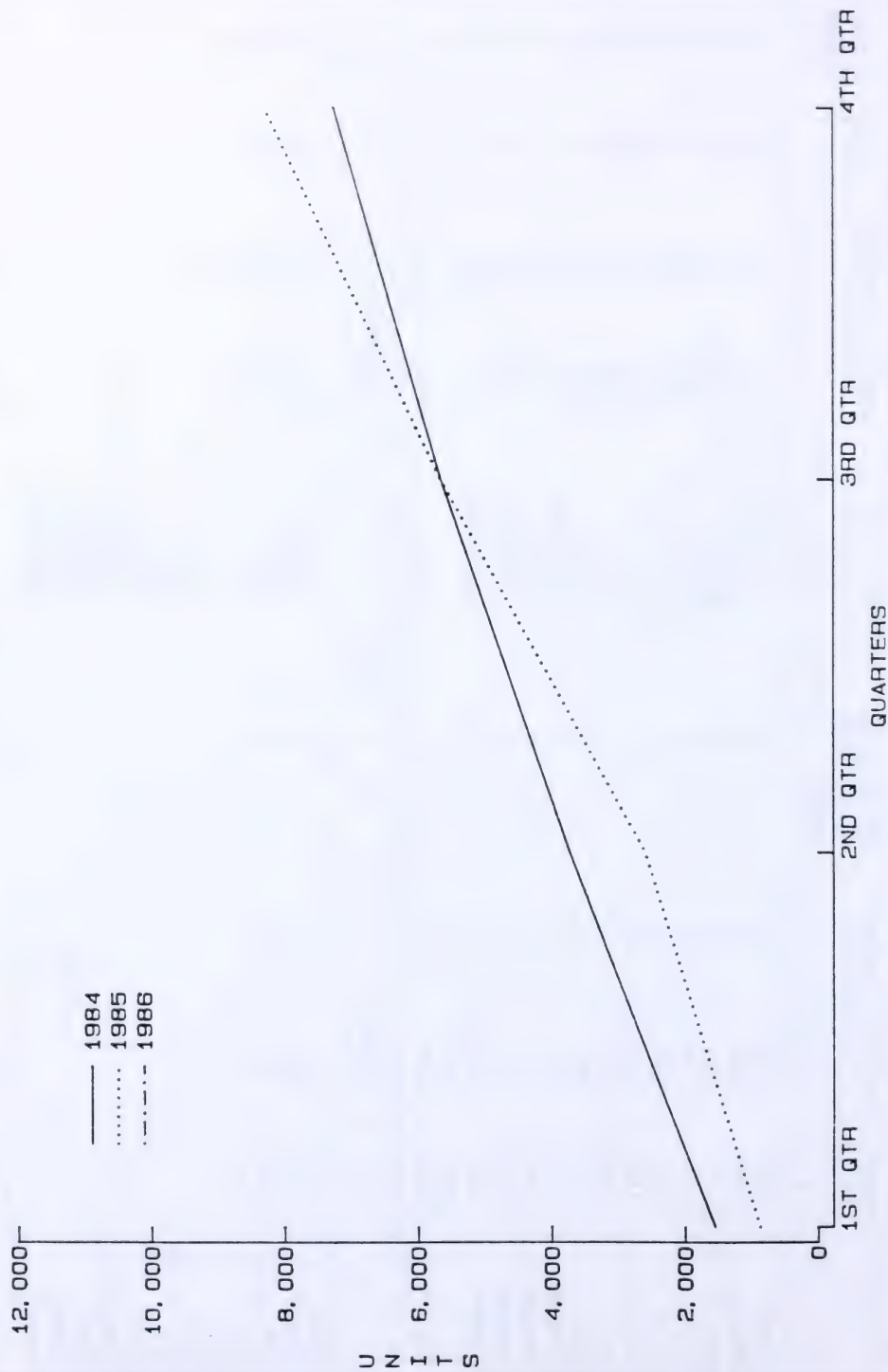


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1985 - 1986	
	1985	1986
		PERCENT CHANGE
FIRST QUARTER	873	1809
SECOND QUARTER	1723	107
THIRD QUARTER	3091	
FOURTH QUARTER	2650	
	----	----
TOTAL	8337	1809

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 7

APR-86

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	171	0	0	182	353	443
CAMROSE	1	0	0	65	66	1550
EDMONTON M.A.	217	0	0	0	217	2
FORT MCMURRAY	1	0	0	0	1	-94
GRANDE PRAIRIE	13	0	0	0	13	63
LEDUC	2	0	0	0	2	0
LETHBRIDGE	13	0	0	0	13	117
LLOYDMINSTER (ALTA. PART)	4	0	0	0	4	-78
MEDICINE HAT	16	2	0	0	18	350
RED DEER	23	0	0	0	23	229
SPRUCE GROVE	6	0	0	0	6	200
TOTAL	467	2	0	247	716	102

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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 MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 8

APR-86

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMLS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1052	6	0	35	1093	131
CAMROSE	4	0	0	0	4	-94
EDMONTON M.A.	814	31	37	9	891	16
FORT McMURRAY	11	0	0	12	23	-30
GRANDE PRAIRIE	46	0	0	0	46	207
LEDUC	5	0	4	0	9	80
LETHBRIDGE	56	2	0	0	58	-2
LLOYDMINSTER(ALTA. PART)	34	0	0	26	60	-25
MEDICINE HAT	39	2	25	0	66	29
RED DEER	49	4	33	0	86	161
SPRUCE GROVE	8	0	0	0	8	33
TOTAL	2118	45	99	82	2344	48

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
CALGARY

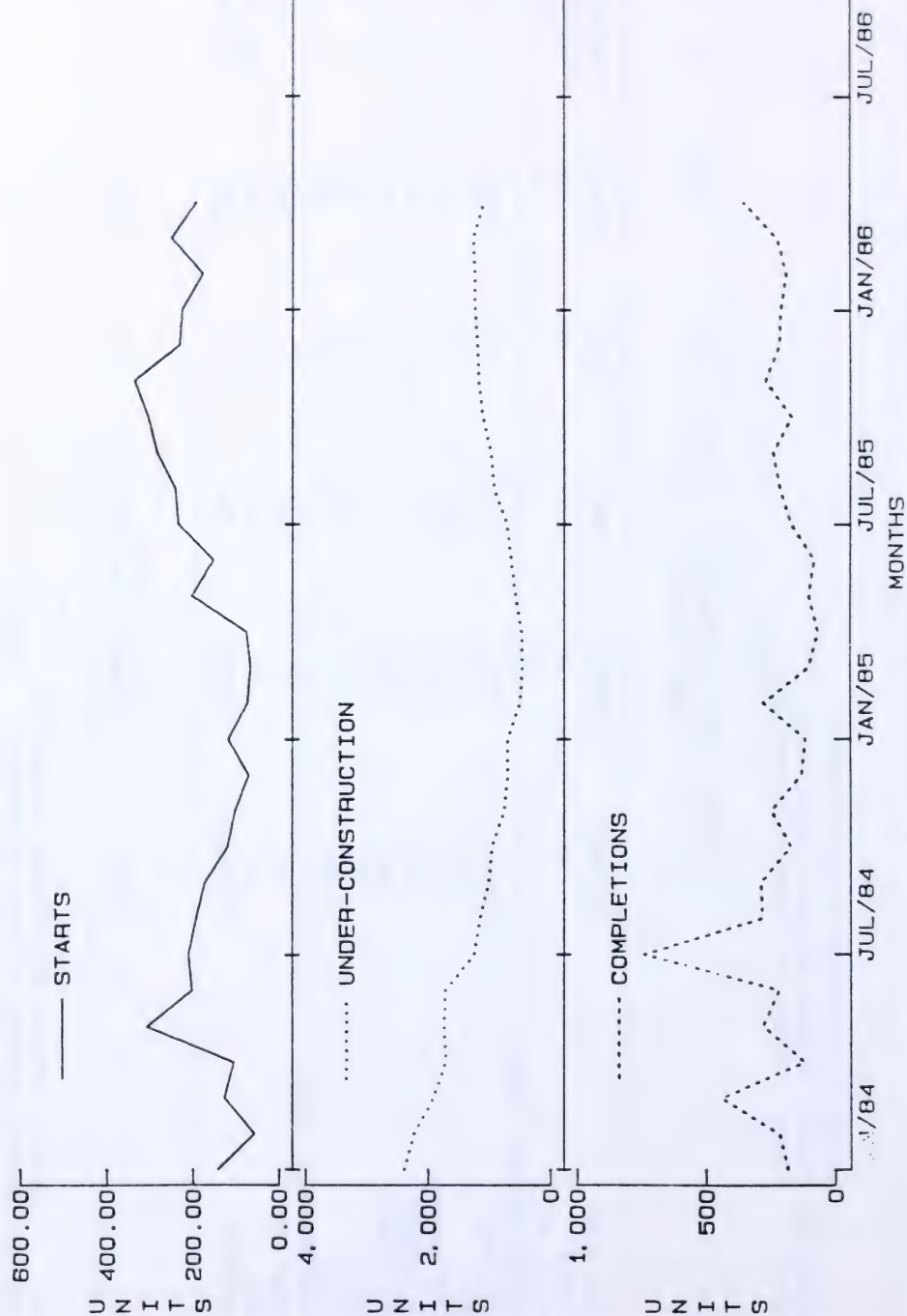


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1985			

	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	647
JULY	234	169	711
AUGUST	243	213	925
SEPTEMBER	283	239	969
OCTOBER	304	167	1105
NOVEMBER	336	269	1172
DECEMBER	231	214	1189

1986			

JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH	251	224	1258
APRIL	193	353	1093
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 7
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
EDMONTON

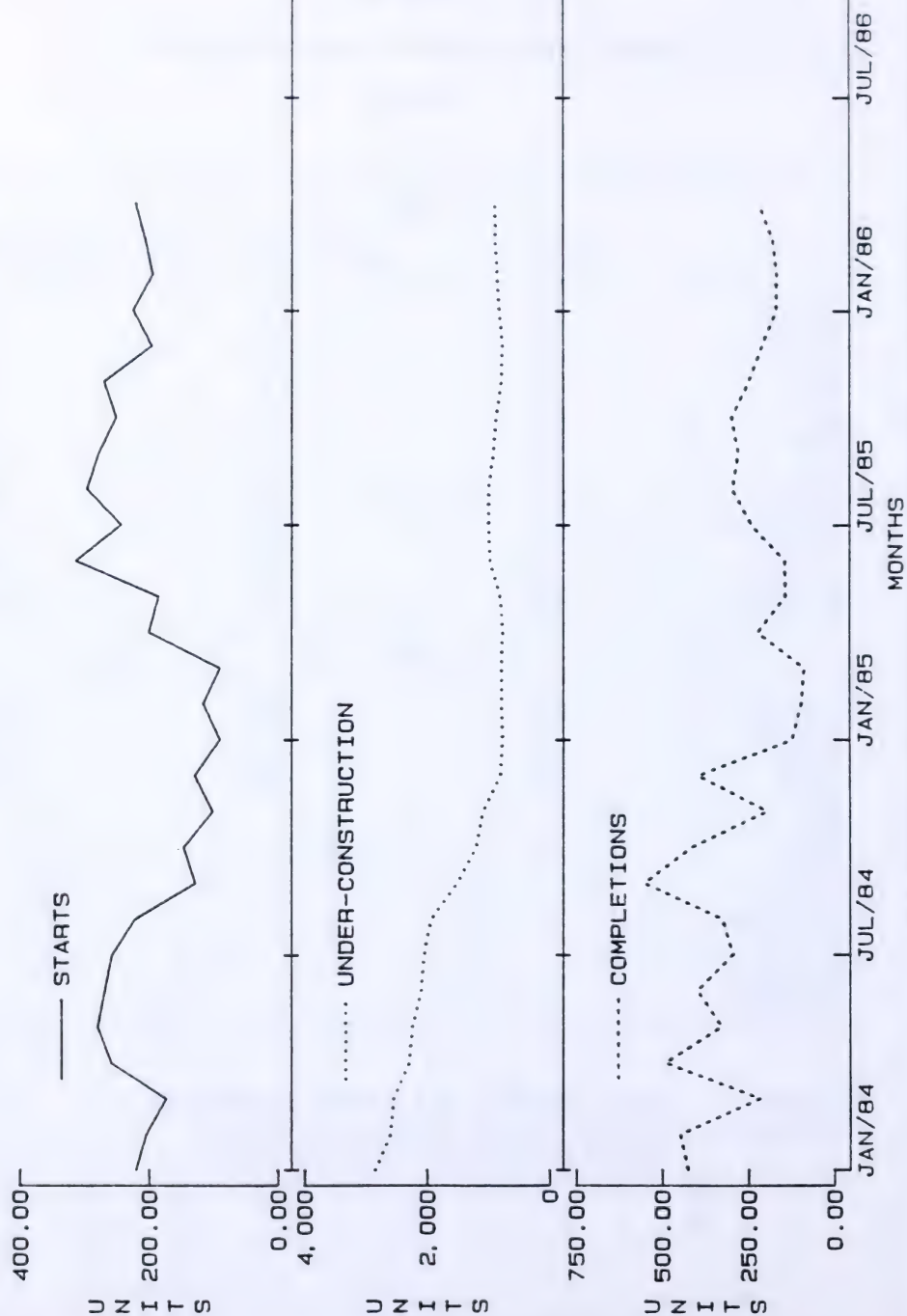


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1985			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	90	122	769
FEBRUARY	116	95	787
MARCH	90	87	790
APRIL	200	222	768
MAY	185	141	811
JUNE	313	143	980
JULY	243	240	999
AUGUST	296	296	998
SEPTEMBER	278	278	923
OCTOBER	251	298	873
NOVEMBER	270	248	790
DECEMBER	196	210	771
1986			
JANUARY	225	167	823
FEBRUARY	195	166	855
MARCH	207	178	886
APRIL	222	217	891
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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FIGURE 8
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH
URBAN ALBERTA

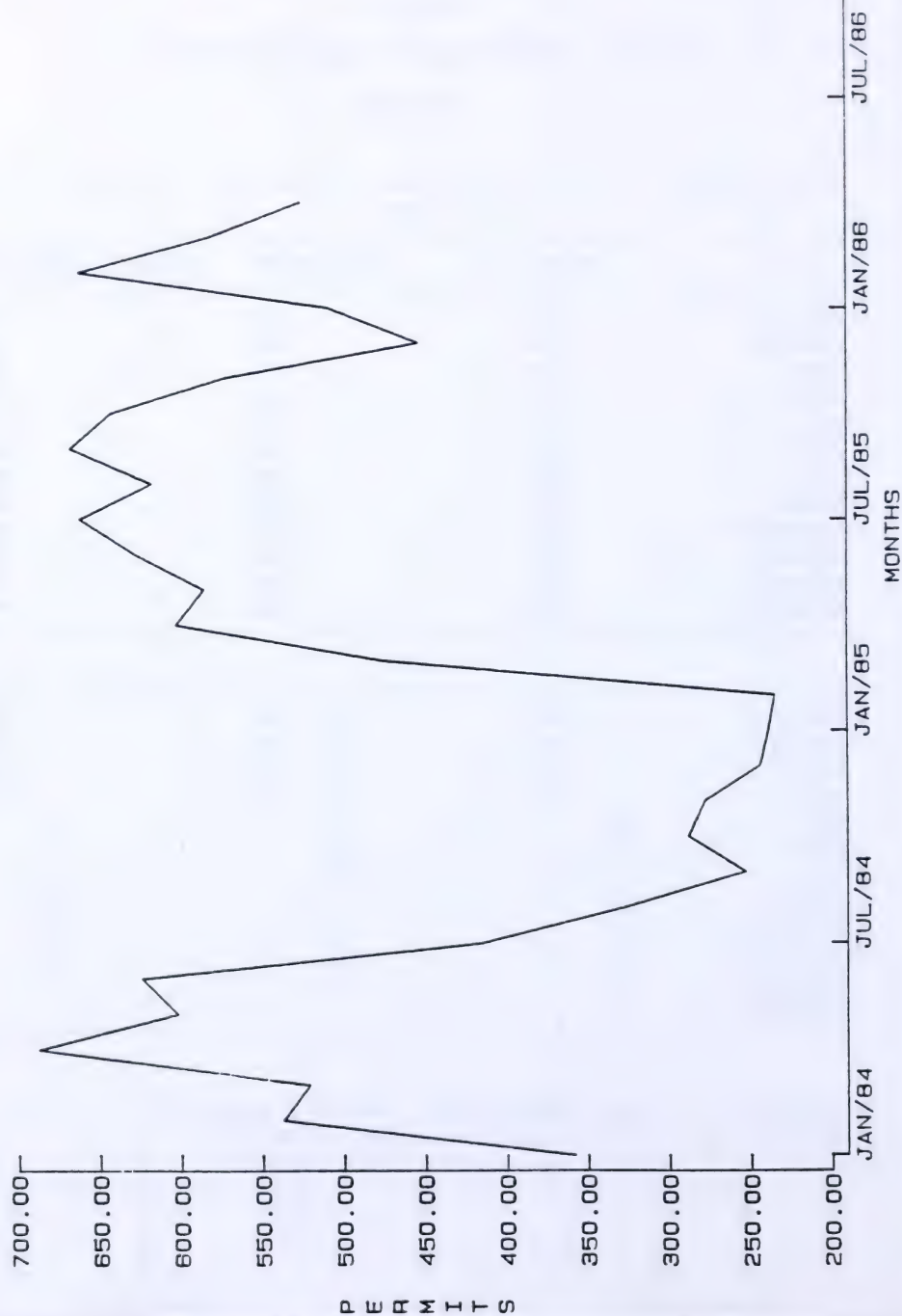


TABLE 11

APR-86

RESIDENTIAL BUILDING PERMITS
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	163	8	11	0	182	-23
CAMROSE	3	0	0	0	3	-40
EDMONTON M.A.	231	2	0	0	233	14
FORT McMURRAY	2	0	0	0	2	-94
GRANDE PRAIRIE	23	0	0	0	23	28
LEDUC	3	0	0	0	3	50
LETHBRIDGE	26	4	0	0	30	36
LLOYDMINSTER (ALTA. PART)	5	0	0	0	5	-90
MEDICINE HAT	11	2	4	0	17	240
RED DEER	19	0	0	5	24	-14
SPRUCE GROVE	5	0	0	0	5	400
TOTAL	491	16	15	5	527	-13

SOURCE: ALBERTA BUREAU OF STATISTICS
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 9
CUMULATIVE RESIDENTIAL BUILDING PERMITS
CALGARY AND EDMONTON

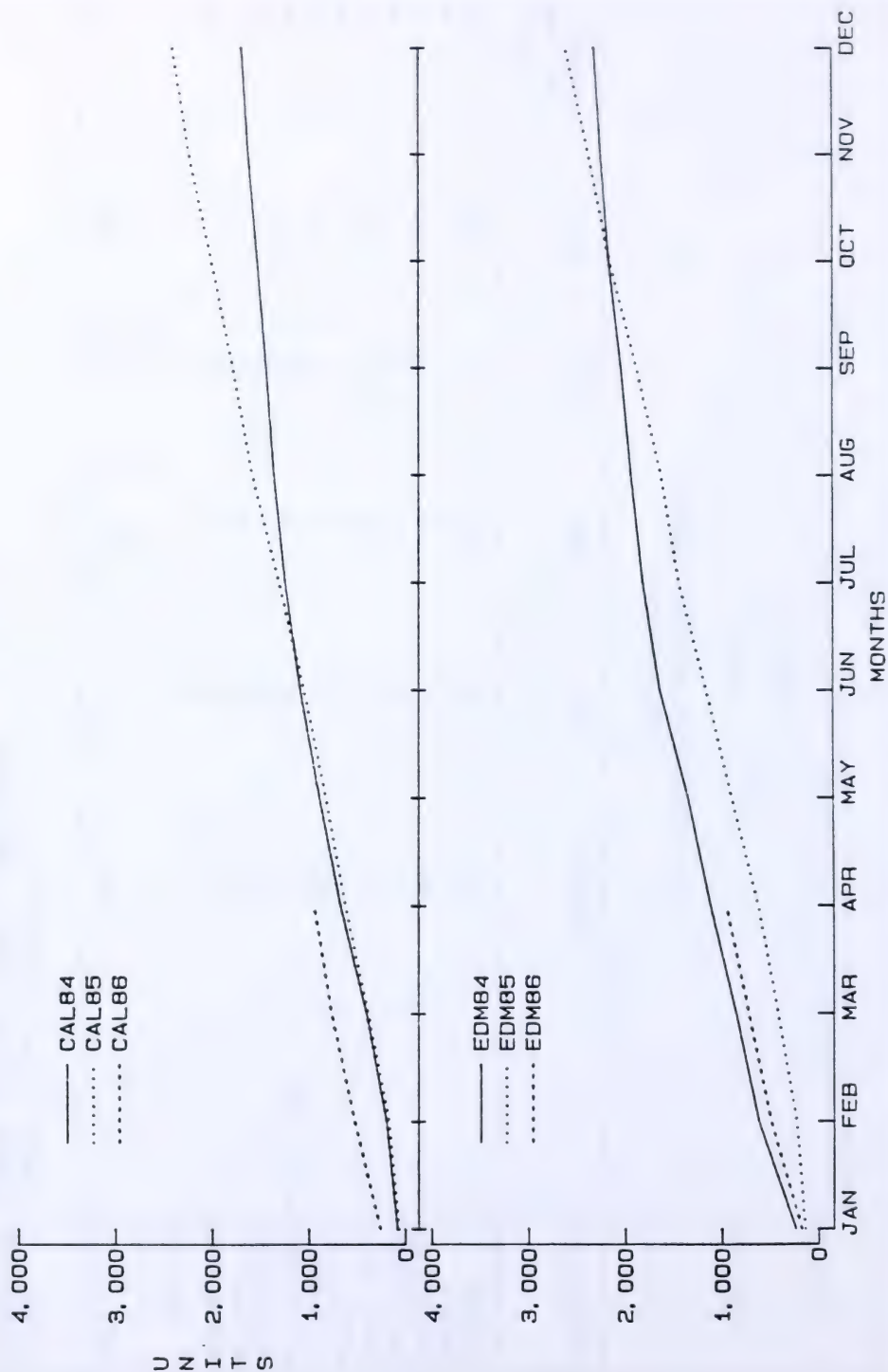


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY	CAMROSE	EDMONTON (METRO)	FORT MCMURRAY	GRAND PRAIRIE	LEDUC	LETHBRIDGE	LLOYDMIN. (ALTA.PART)	MEDICINE HAT	RED DEER	SPRUCE GROVE											
1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986											
JANUARY	65	257	2	0	139	175	3	13	5	4	2	5	7	15	21	0	10	2	19	1	2	
FEBRUARY	168	522	2	1	228	491	17	16	8	22	3	4	7	11	26	35	2	20	11	45	2	
MARCH	383	759	4	3	419	722	33	18	16	34	7	4	15	28	33	43	5	62	31	73	5	
APRIL	618	941	9	6	623	955	67	20	34	57	9	7	37	58	82	48	10	79	59	97	6	
MAY	820		11		896		104		42		14		54		100		17		74		8	
JUNE	1046		13		1162		137		61		16		72		131		25		90		15	
JULY	1304		18		1440		157		81		19		87		154		42		109		19	
AUGUST	1583		20		1621		218		103		21		95		178		51		135		23	
SEPTEMBER	1784		23		1870		244		117		30		110		286		70		156		26	
OCTOBER	2007		26		2150		261		149		34		116		328		87		172		29	
NOVEMBER	2243		27		2366		263		163		34		130		397		94		185		30	
DECEMBER	2418		27		2604		269		165		37		137		402		97		197		33	
PERCENT CHANGE	52			33		53		70		68		22		57		41		690		64		
												TOTAL										
YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE									
1985	239	474	951	1554	2140	2768	3430	4048	4716	5359	5932	6386										
1986	510	1173	1756	2283									47									

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 10
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED
URBAN ALBERTA

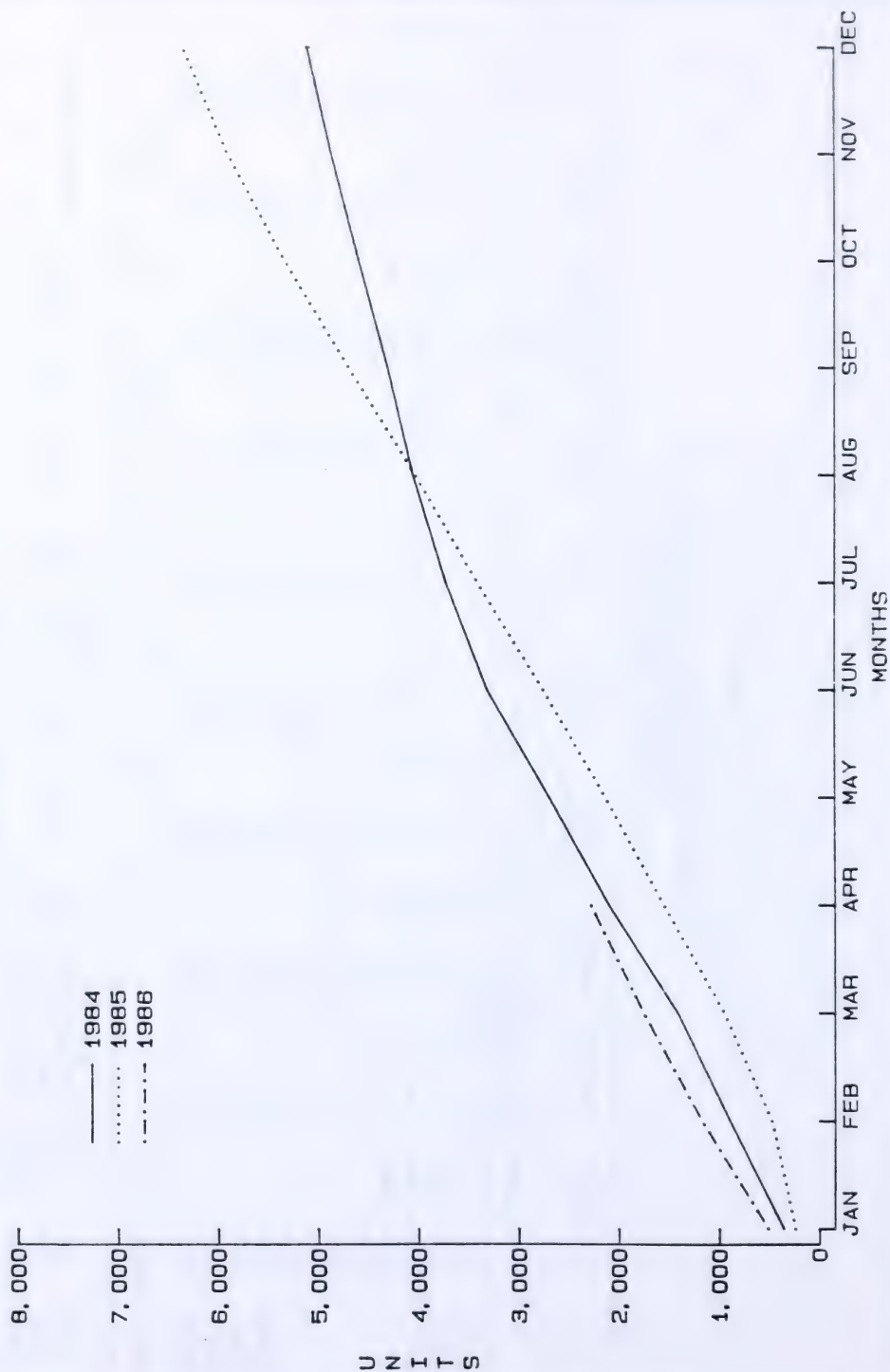


TABLE 13
MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	239	510	113
FEBRUARY	235	663	182
MARCH	477	583	22
APRIL	603	527	-13
MAY	586		
JUNE	628		
JULY	662		
AUGUST	618		
SEPTEMBER	668		
OCTOBER	643		
NOVEMBER	573		
DECEMBER	454		
TOTAL	6386	2283	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE



TABLE 14
RESIDENTIAL BUILDING PERMITS
SELECTED RURAL AREAS

	SINGLES			MULTI			TOTAL	
	YEAR TO DATE		PERCENT CHANGE	YEAR TO DATE		PERCENT CHANGE	YEAR TO DATE	PERCENT CHANGE
	APRIL-86	1986 OVER 1985		APRIL-86	1986 OVER 1985		APRIL-86	1986 OVER 1985
BONNYVILLE	8	10	-38	0	126	*	8	136
COLD LAKE	3	14	-44	0	42	-26	3	56
GRAND CENTRE	12	25	257	0	0	*	12	25
ELK POINT	1	3	-79	0	0	*	1	3
ST. PAUL	6	11	120	2	2	*	8	13
								160

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 11
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
EDMONTON METRO

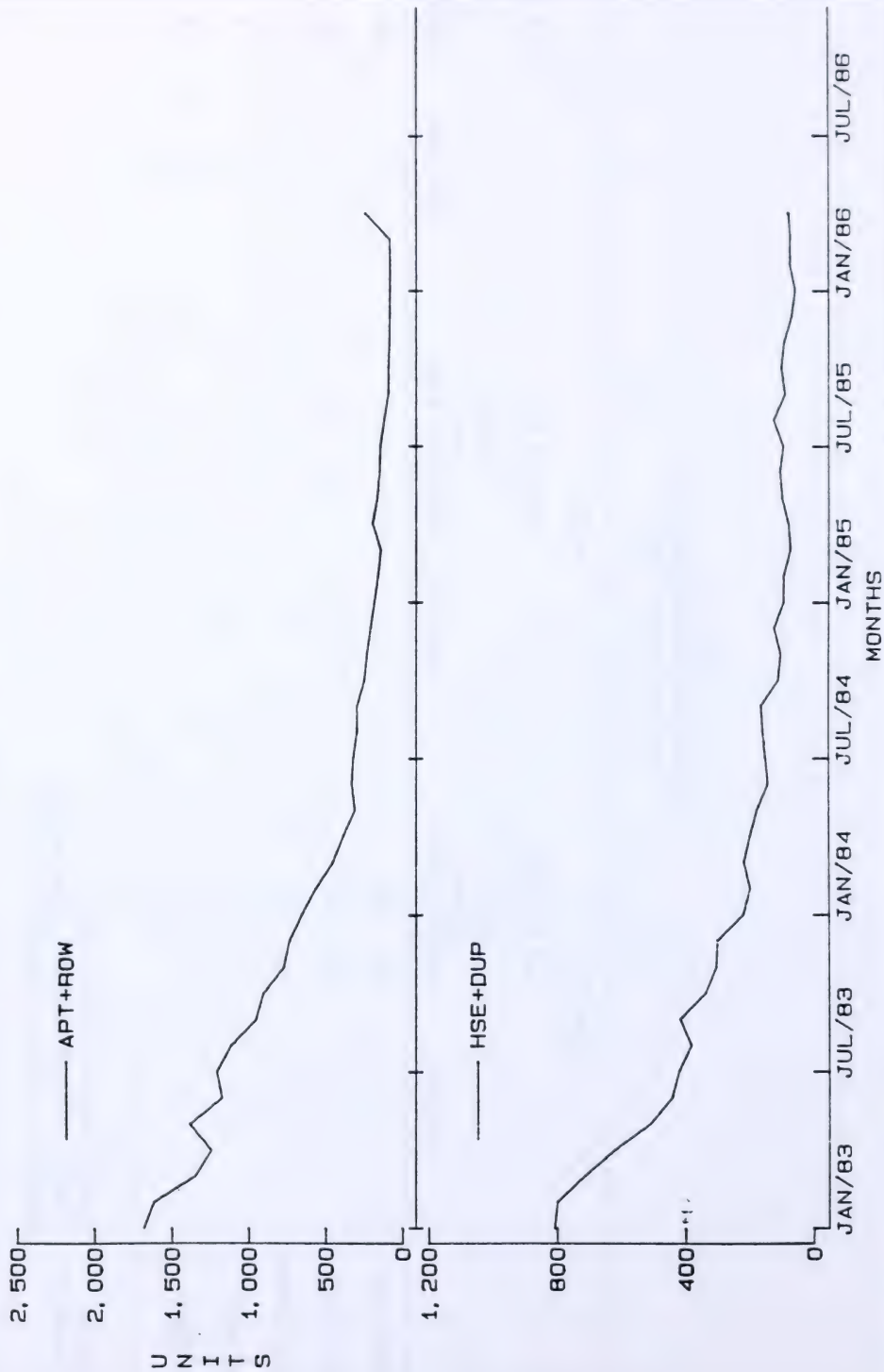


TABLE 15

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1985					

JANUARY	93	184	277	122	39
FEBRUARY	93	161	254	95	32
MARCH	72	143	215	87	37
APRIL	78	195	273	222	38
MAY	98	165	263	141	36
JUNE	104	151	255	143	37
JULY	94	146	240	240	52
AUGUST	124	121	245	296	54
SEPTEMBER	89	94	183	278	65
OCTOBER	100	93	193	298	60
NOVEMBER	100	87	187	248	58
DECEMBER	68	85	153	210	61

1986					

JANUARY	57	84	141	167	56
FEBRUARY	73	84	157	166	49
MARCH	72	87	159	178	53
APRIL	78	74	152	217	60
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
CALGARY

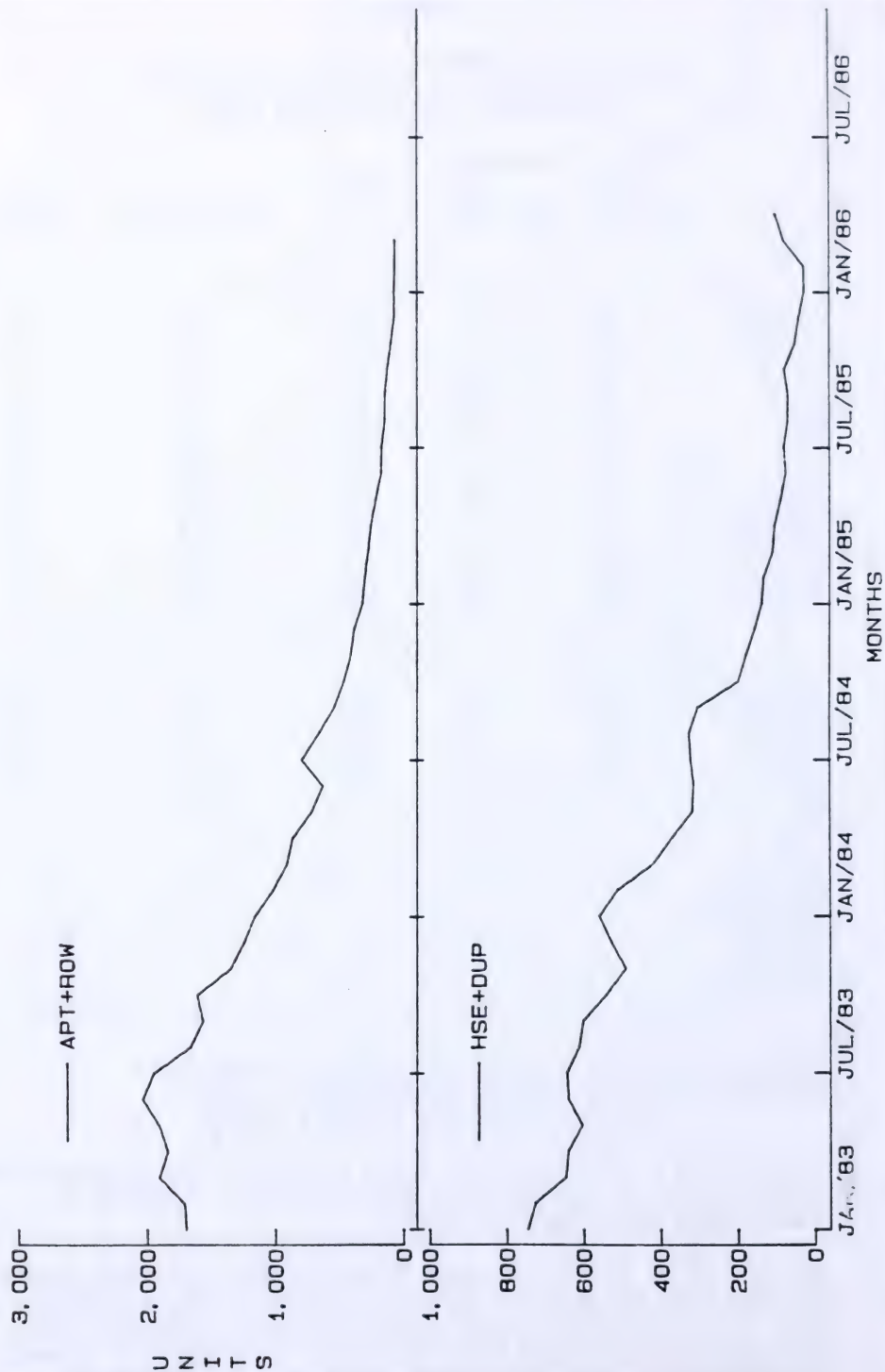


TABLE 16

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1985					
JANUARY	137	322	459	115	30
FEBRUARY	132	302	434	277	41
MARCH	108	276	384	101	28
APRIL	103	255	358	65	20
MAY	87	218	305	101	34
JUNE	74	176	250	79	35
JULY	79	172	251	169	40
AUGUST	69	148	217	213	53
SEPTEMBER	68	146	214	239	53
OCTOBER	78	127	205	167	46
NOVEMBER	50	100	150	269	68
DECEMBER	40	75	115	214	68

1986					
JANUARY	26	74	100	208	69
FEBRUARY	27	70	97	187	66
MARCH	80	70	150	224	53
APRIL	101	242	343	353	32
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

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PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13
LISTINGS AND SALES
EDMONTON METRO

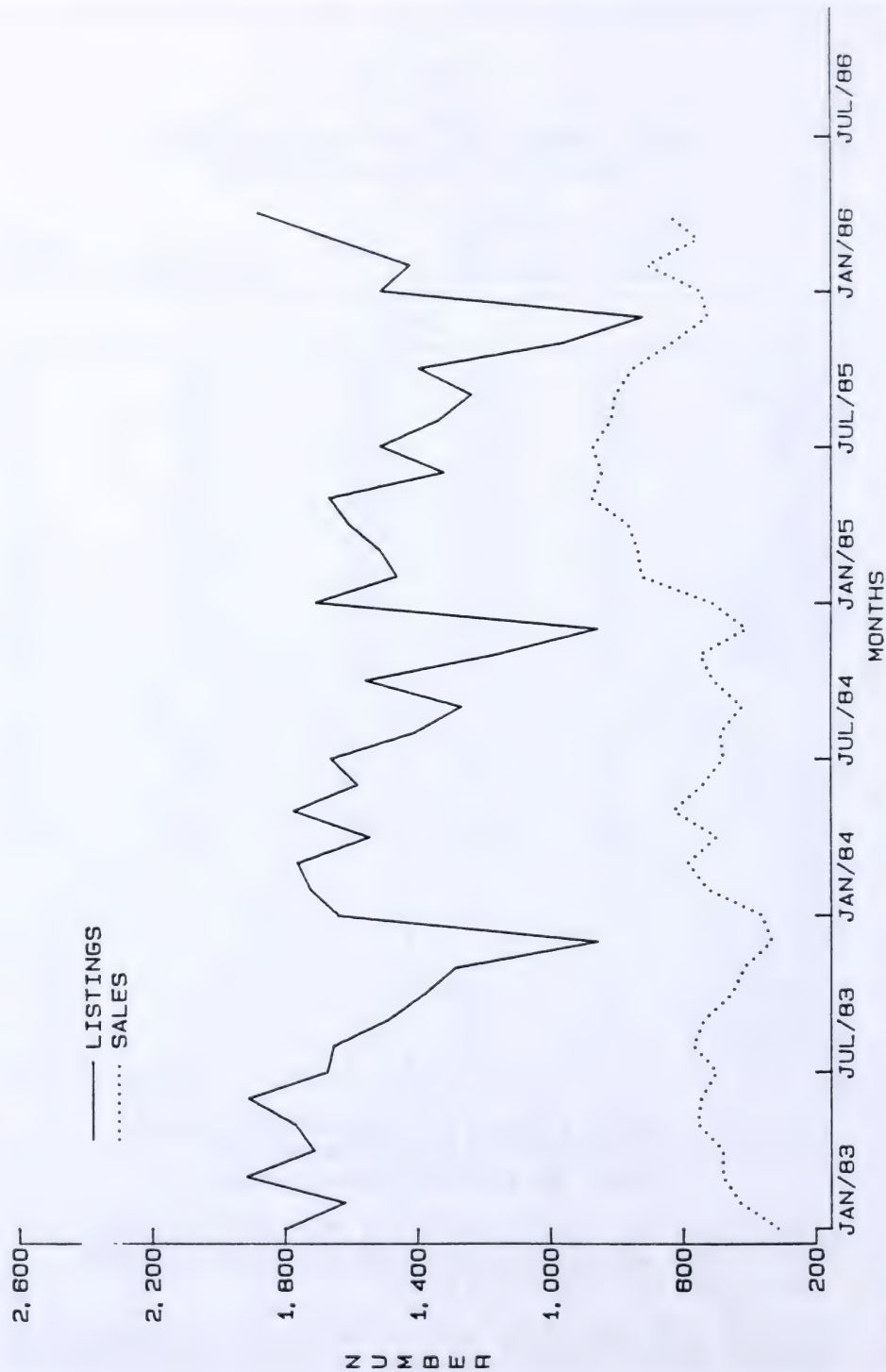


TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1985				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER	1398	751	.54	69804
NOVEMBER	961	633	.66	73175
DECEMBER	721	526	.73	72381
1986				
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL	1884	652	.35	73402
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 14
LISTINGS AND SALES
CALGARY

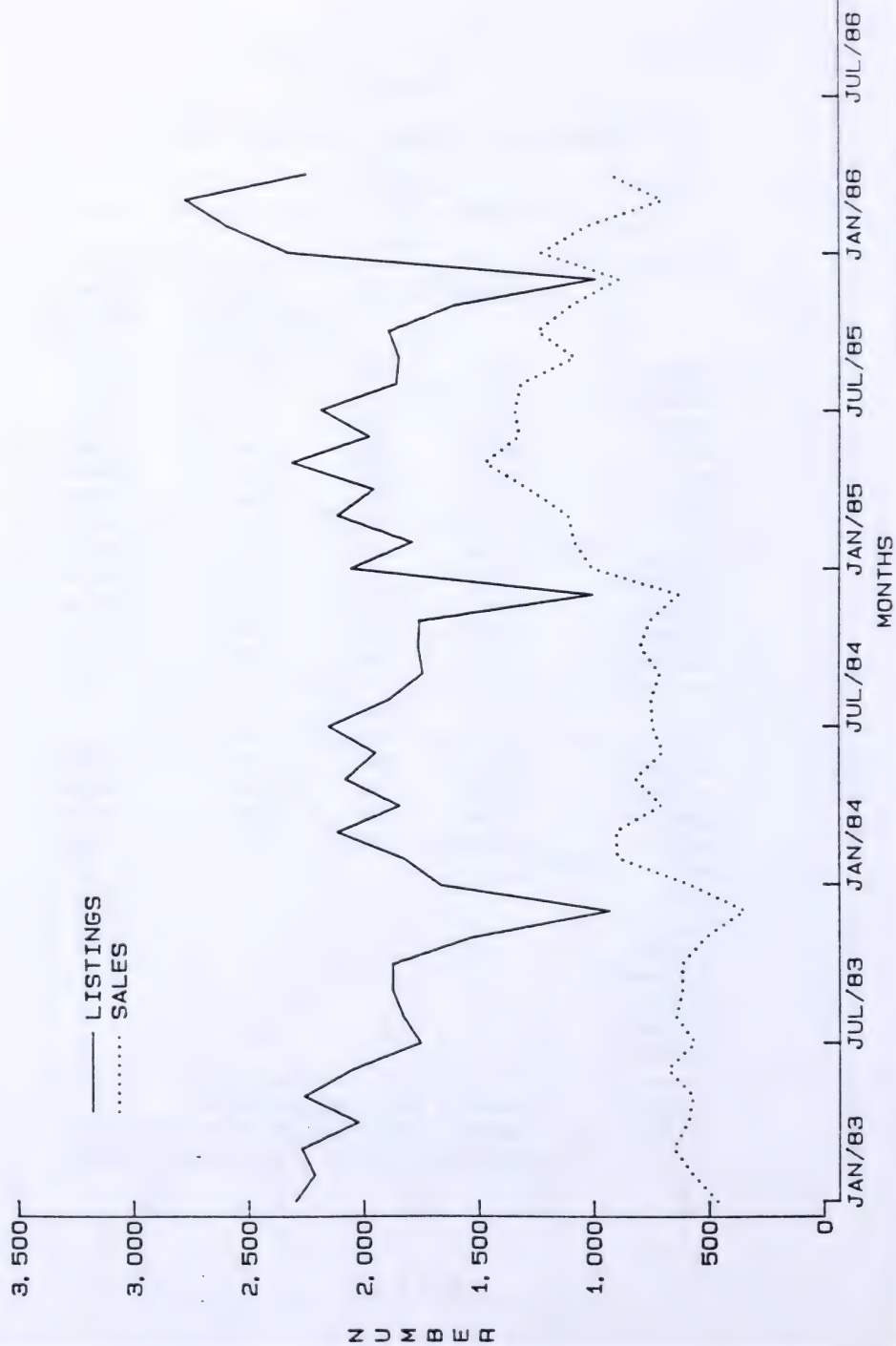


TABLE 18
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY				

1985				

	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER	1892	1245	.66	80370
NOVEMBER	1606	1096	.68	79815
DECEMBER	992	890	.90	81154

1986				

JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL	2255	933	.41	85863
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE:	CALGARY REAL ESTATE BOARD			
PREPARED BY:	ALBERTA HOUSING PLANNING SECRETARIAT			
	MARKET AND ECONOMIC ANALYSIS BRANCH			

FIGURE 15
AVERAGE SALE PRICES
CALGARY AND EDMONTON

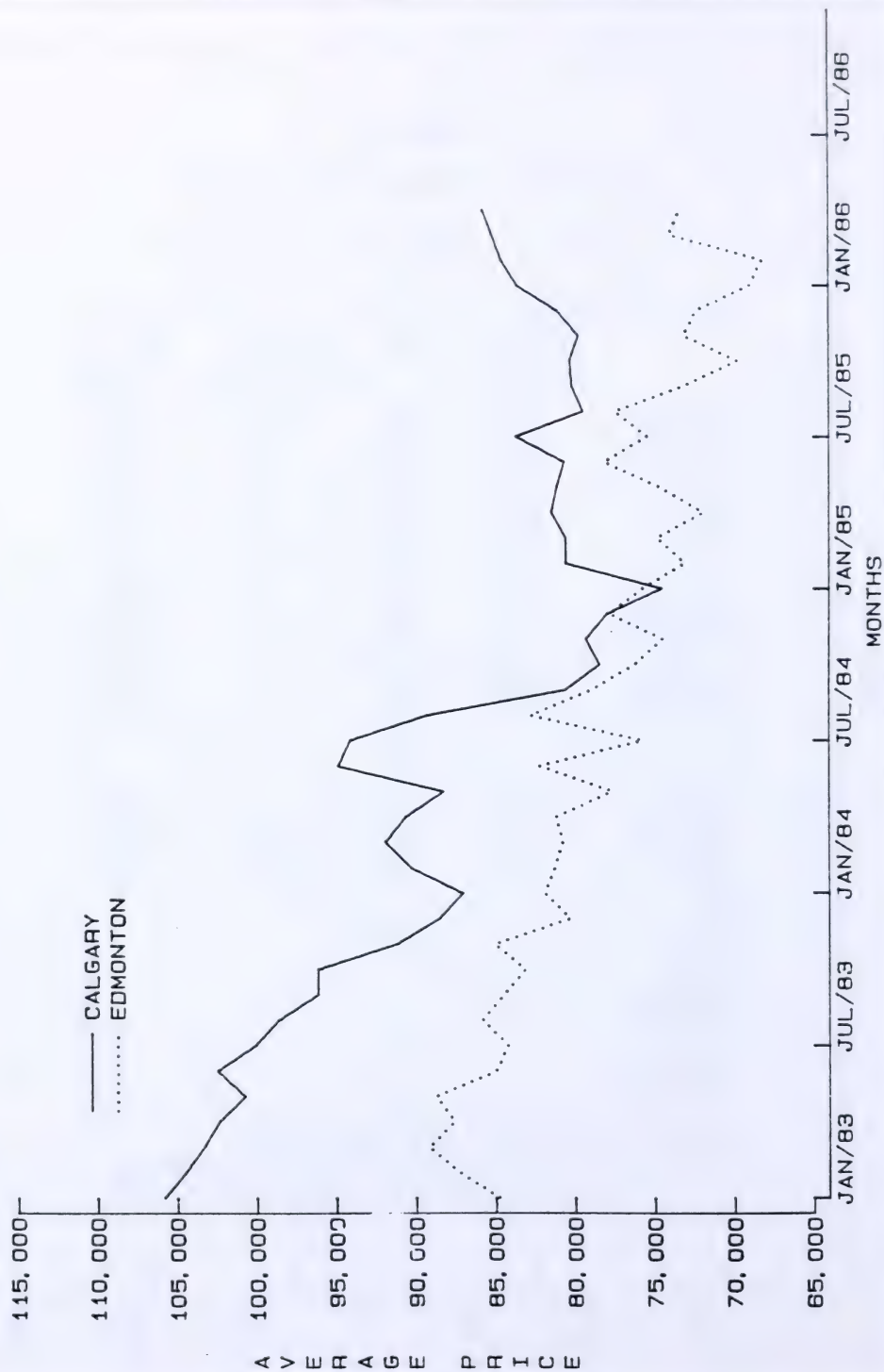


FIGURE 16
NEW HOUSING PRICE INDEXES
CALGARY AND EDMONTON
(1981=100)

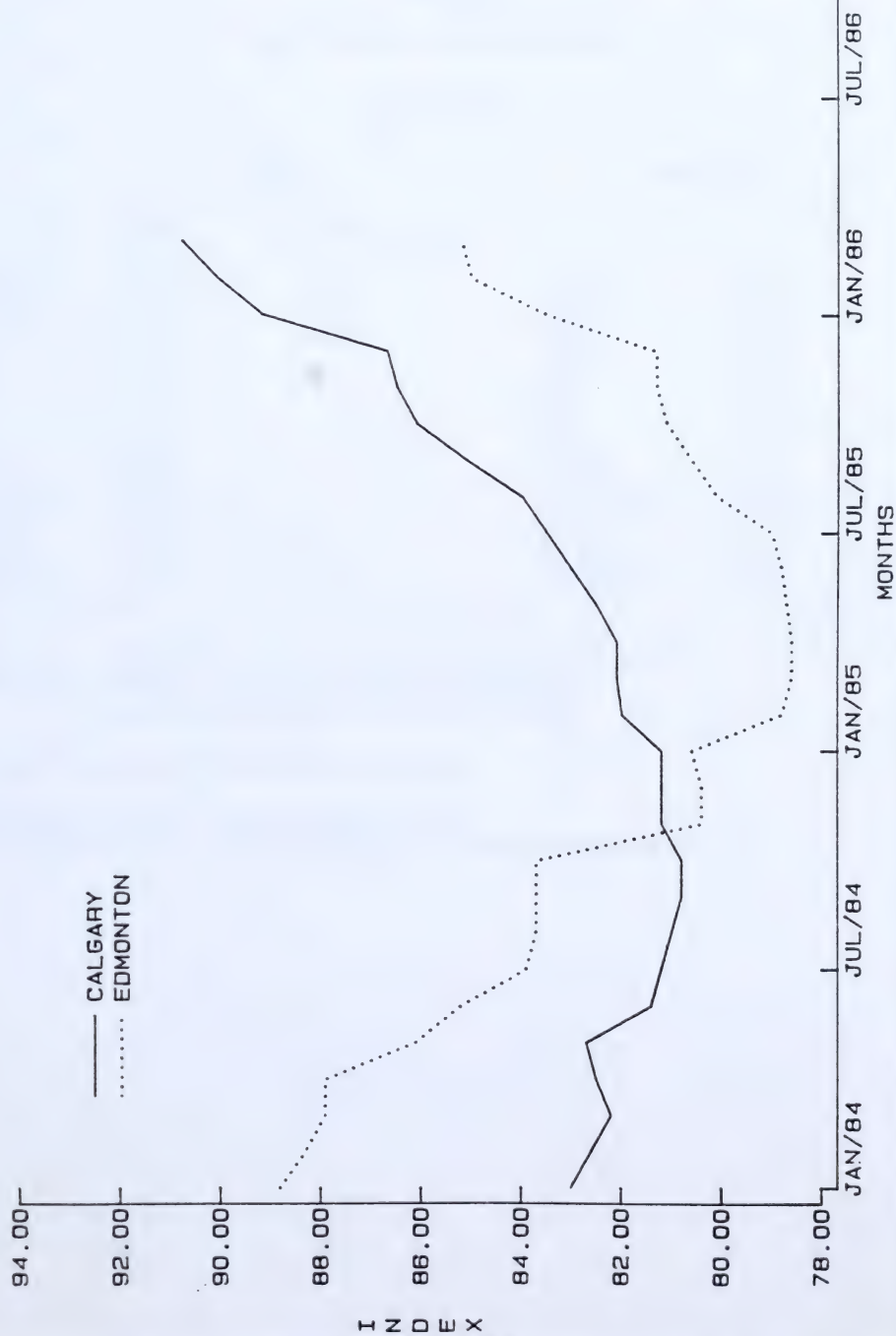


TABLE 19
NEW HOUSING PRICE INDICES*

1981=100

		CALGARY**		EDMONTON***	
		1985	1986	1985	1986
JANUARY	81.2	89.2	JANUARY	80.6	83.5
FEBRUARY	82.0	90.1	FEBRUARY	78.8	85.0
MARCH	82.1	90.8	MARCH	78.6	85.2
APRIL	82.1		APRIL	78.6	
MAY	82.5		MAY	78.7	
JUNE	83.0		JUNE	78.8	
JULY	83.5		JULY	79.0	
AUGUST	84.0		AUGUST	80.1	
SEPTEMBER	85.1		SEPTEMBER	80.6	
OCTOBER	86.1		OCTOBER	81.1	
NOVEMBER	86.5		NOVEMBER	81.3	
DECEMBER	86.7		DECEMBER	81.3	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
 MARKET AND ECONOMIC ANALYSIS BRANCH

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

100-1111
52
JUL 31 1986

RESIDENTIAL CONSTRUCTION IN ALBERTA

JUNE 1986

Alberta

MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

RESIDENTIAL CONSTRUCTION

IN ALBERTA

JUNE 1986

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

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* * * *

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* * * *

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* * * *

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Highlights

Urban Alberta

- ° Housing starts dropped to 496 units in June, after eleven months of continuous increase. This translates to 11% decreased from June 1985 figure of 558.
- ° Total starts to date, however, increased 54% to 3,211 units from 2,089 for 1985. Both singles and multiples family starts showed increases.
- ° Only Ft. McMurray and Lloydminster recorded decreases in housing starts for the first 6 months of this year.
- ° Units under construction in June also decreased from last month to 2,154, of which only 3% or 72 were apartment units.
- ° The number of building permits issued in Urban Alberta continues to trend downward to 438 units in June, a decline of 30% over the same period last year.

Calgary

- ° Calgary's starts fell sharply to 159 units last month, down 43% from the preceeding month, but still 5% higher than June 1985 levels.
- ° Total starts for the year increased by 87% to 1,286 units from 687 for 1985. Single family starts rose by 82% while multiples jumped 860%.
- ° Housing under construction continued to increase to 1,002 units from 1,084 the month before. However, inventory of newly completed and unoccupied units increased to 374 units while the rate of absorption slid to 35% compared to 46% the month before.

- ° In the reale market, the number of houses sold during the month increased to 1,147 units, but still 13% below last year's level.
- ° The average selling price continued to show an upward trend to \$91,524, the highest level since July 1984. But the new housing price index declined again to 90.5 in May.

Edmonton

- ° For the first time in many months, Edmonton's starts dropped from the previous year to 212 units, down 32% from 313 units in June 1985.
- ° Total starts to date, however, increased 32% compared to the same period 1985 to 1,313 units. Single family units were up 37% while multiples were down 17% from last year.
- ° Units under construction declined 14% from the month before to 787 units. However, newly completed and unoccupied housing increased to 225 units despite a continuing high rate of absorption (60%).
- ° In the resale housing market, the number of houses sold increased slightly over the same month last year to 857 units. The ratio of sales to listings also increased to .55 compared to .45 last month.
- ° The average selling price last month was \$78,503, down from \$78,837 in May, but \$305 higher than the June 1985 average price. The new housing price index still showed a slight increase to 85.3 in May.

TABLE 1

JUN-86

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	134	10	0	15	159	5
CAMROSE	3	0	0	0	3	*
EDMONTON M.A.	206	2	0	4	212	-32
FORT MCMURRAY	3	0	0	0	3	-93
GRANDE PRAIRIE	17	0	0	0	17	*
LEDUC	5	0	0	0	5	0
LETHBRIDGE	20	0	0	0	20	0
LLOYDMINSTER (ALTA. PART)	1	0	0	0	1	-67
MEDICINE HAT	12	0	0	0	12	71
RED DEER	9	0	48	0	57	418
SPRUCE GROVE	7	0	0	0	7	133
TOTAL	417	12	48	19	496	-11

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 1
CUMULATIVE HOUSING STARTS
CALGARY AND EDMONTON

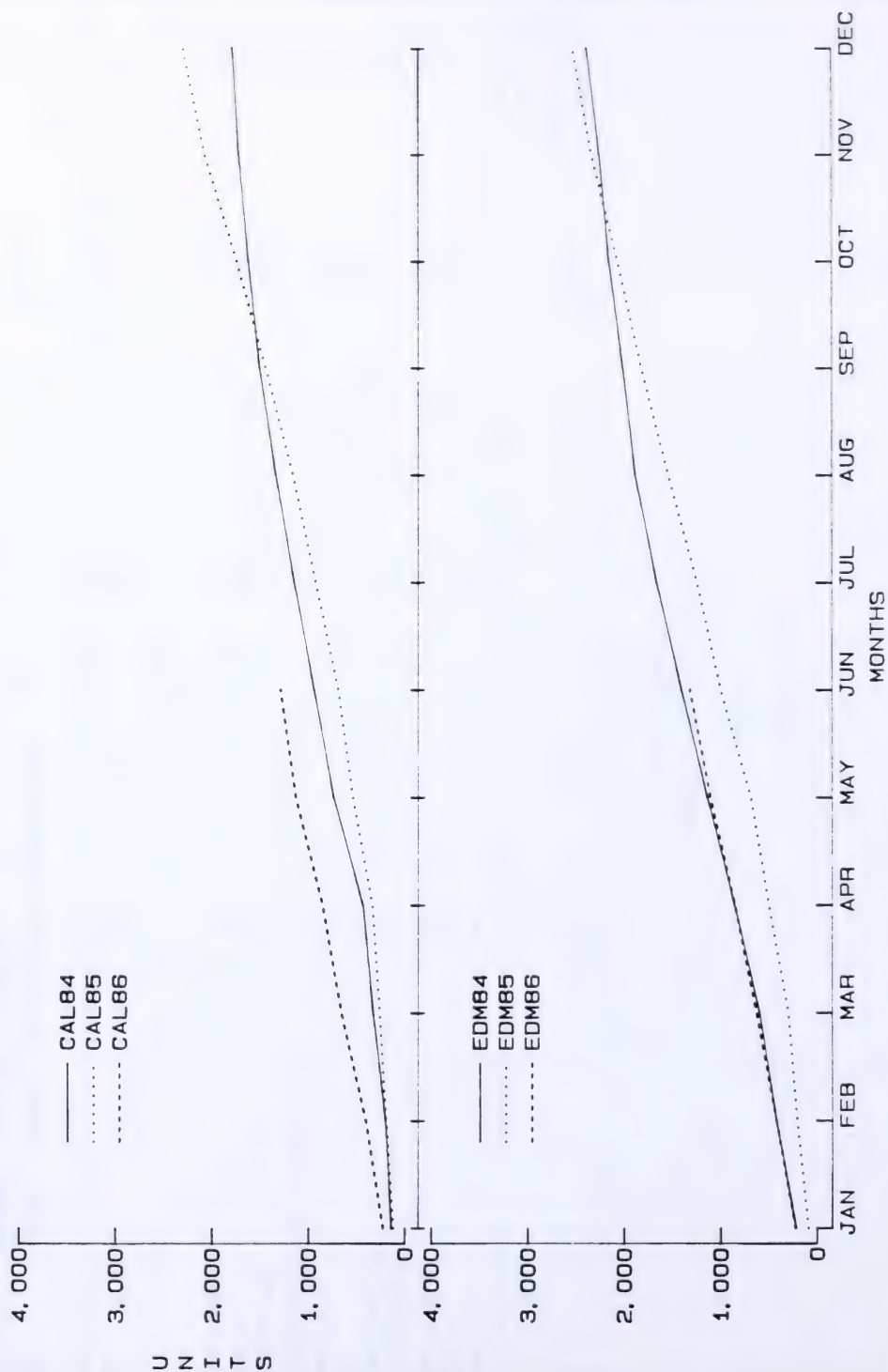


TABLE 2

JUN-86

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1985 1986	1985 1986	1985 1986	1985 1986	1985 1986	
CALGARY	682 1238	0 22	5 11	0 15	687 1286	87
CAMROSE	10 10	0 0	0 0	0 0	10 10	0
EDMONTON M.A.	898 1233	16 33	21 37	59 10	994 1313	32
FORT MCMURRAY	114 15	0 0	0 0	0 12	114 27	-76
GRANDE PRAIRIE	34 92	0 0	0 0	0 0	34 92	171
LEDUC	12 13	0 0	0 0	0 0	12 13	8
LETHBRIDGE	43 79	8 4	0 0	13 0	64 83	30
LLOYDMINSTER(ALTA. PART)	38 35	0 0	0 0	25 14	63 49	-22
MEDICINE HAT	18 69	0 2	0 29	0 0	18 100	456
RED DEER	62 101	2 4	16 107	0 0	80 212	165
SPRUCE GROVE	13 26	0 0	0 0	0 0	13 26	100
TOTAL	1924 2911	26 65	42 184	97 51	2089 3211	54
PERCENT CHANGE BY TYPE	51	150	338	-47	54	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 2
TOTAL NUMBER OF STARTS EACH MONTH
URBAN ALBERTA

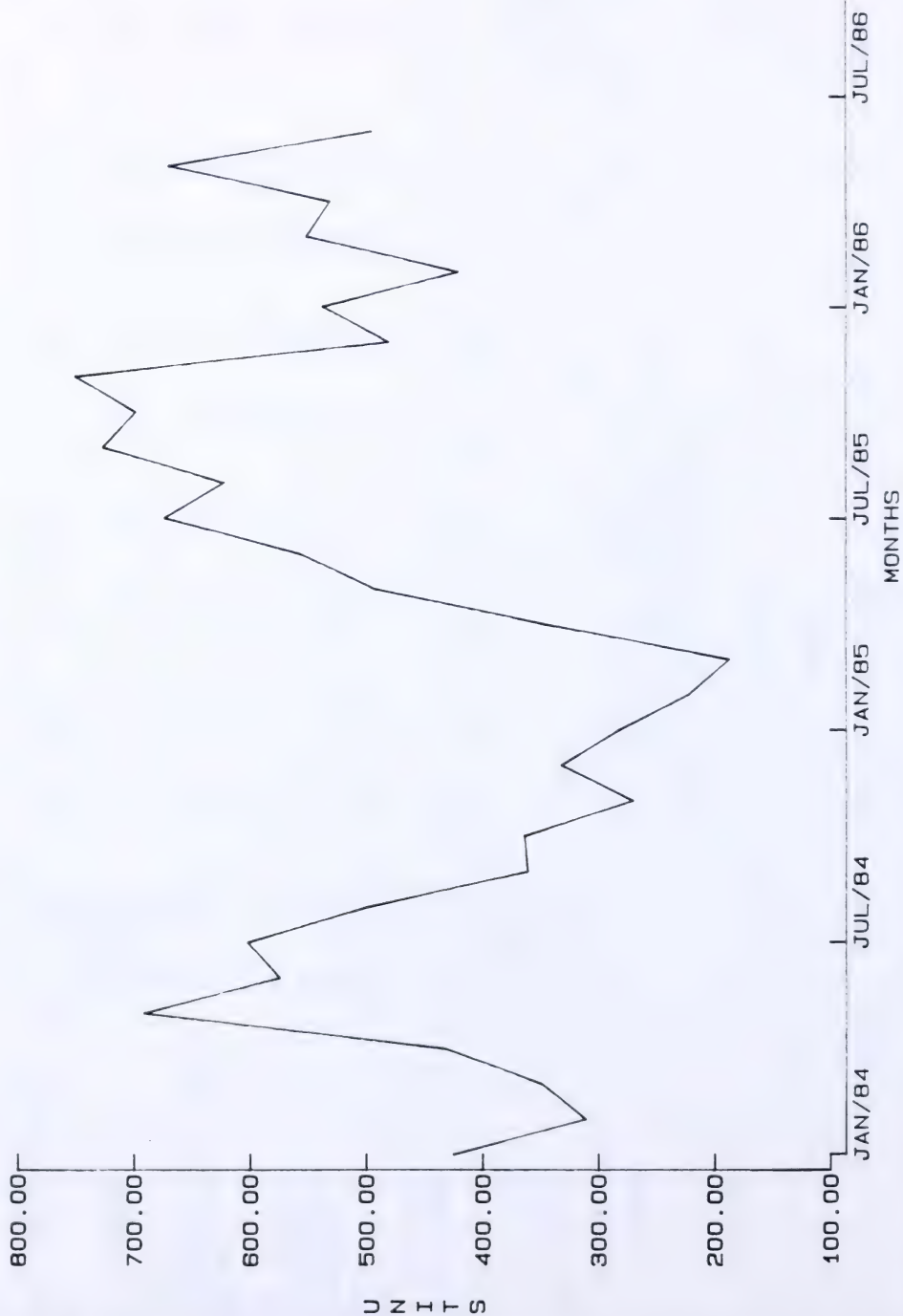


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	282	538	91
FEBRUARY	222	421	90
MARCH	187	553	196
APRIL	347	532	53
MAY	493	671	36
JUNE	558	496	-11
JULY	674		
AUGUST	623		
SEPTEMBER	727		
OCTOBER	699		
NOVEMBER	751		
DECEMBER	481		
TOTAL	6044	3211	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
URBAN ALBERTA

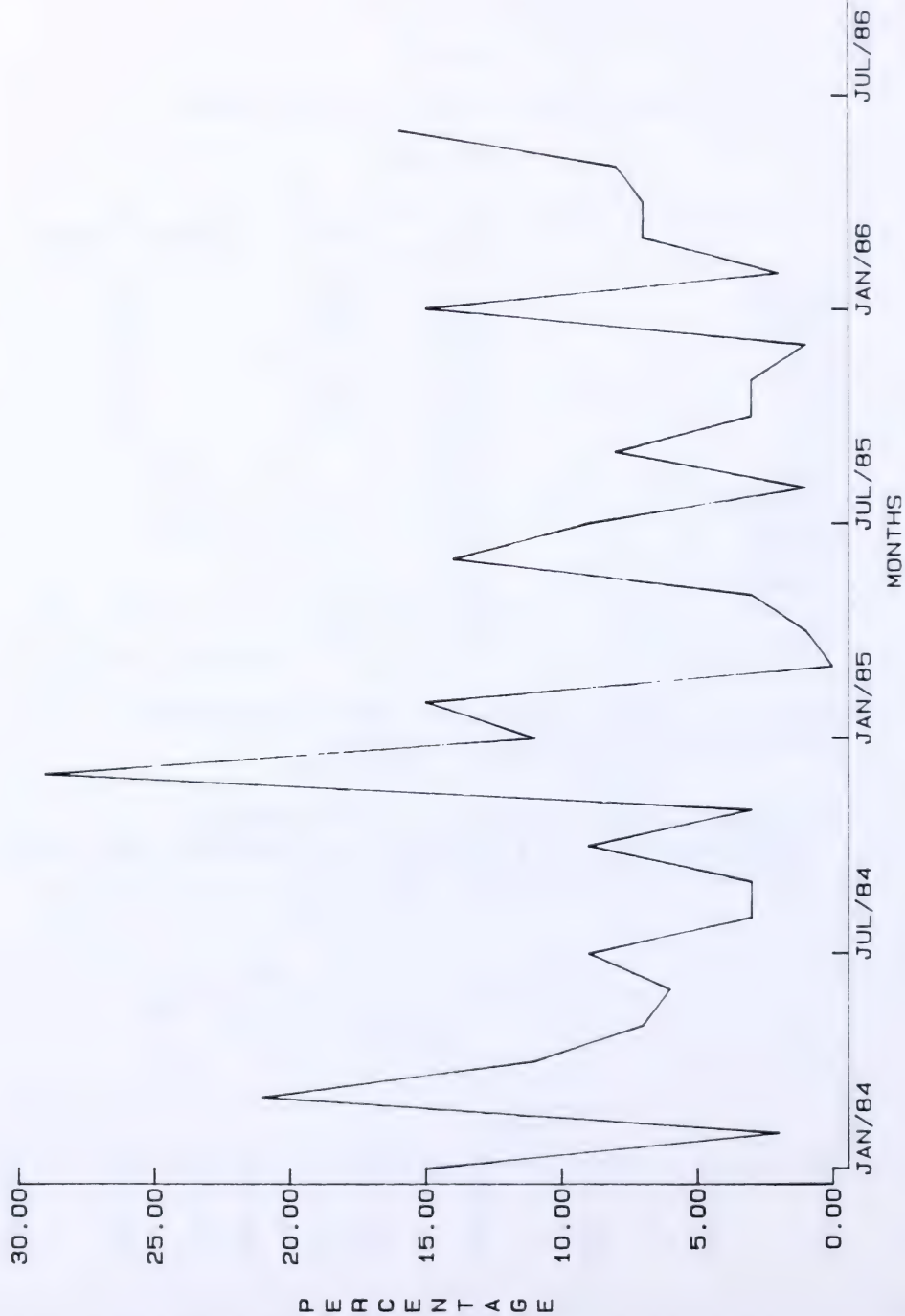


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1985-1986				
1985				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	674	612	62	9
AUGUST	623	615	8	1
SEPTEMBER	727	668	59	8
OCTOBER	699	679	20	3
NOVEMBER	751	726	25	3
DECEMBER	481	477	4	1
TOTAL	6044	5701	343	6
1986				
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH	553	513	40	7
APRIL	532	496	36	7
MAY	671	614	57	8
JUNE	496	417	79	16
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	3211	2911	300	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
 MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
EDMONTON AND CALGARY

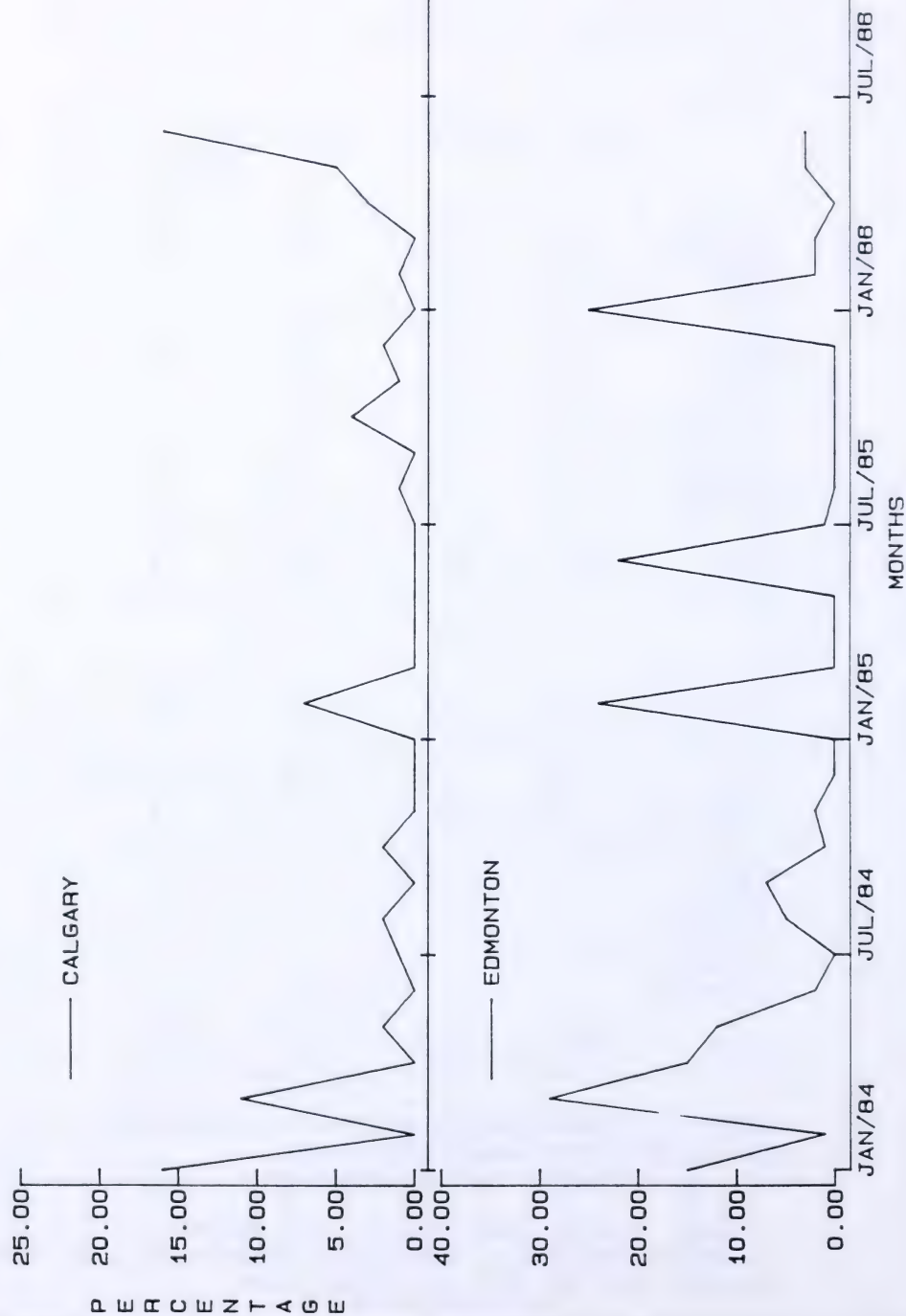


TABLE 5

SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1985							EDMONTON (METRO)						
CALGARY													
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL				TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL			
JANUARY	118	118	0	0			JANUARY	90	0	0			0
FEBRUARY	73	68	5	7			FEBRUARY	116	88	28			24
MARCH	66	66	0	0			MARCH	90	0	0			0
APRIL	76	76	0	0			APRIL	200	0	0			0
MAY	202	202	0	0			MAY	185	0	0			0
JUNE	152	152	0	0			JUNE	313	245	68			22
JULY	234	234	0	0			JULY	243	241	2			1
AUGUST	243	241	2	1			AUGUST	296	290	6			2
SEPTEMBER	283	283	0	0			SEPTEMBER	278	278	0			0
OCTOBER	304	293	11	4			OCTOBER	251	251	0			0
NOVEMBER	336	334	2	1			NOVEMBER	270	270	0			0
DECEMBER	231	227	4	2			DECEMBER	196	196	0			0
TOTAL	2318	2294	24	1			TOTAL	2528	2424	104			4
1986							EDMONTON (METRO)						
CALGARY													
JANUARY	225	225	0	0			JANUARY	225	168	57			25
FEBRUARY	177	175	2	1			FEBRUARY	195	191	4			2
MARCH	251	251	0	0			MARCH	207	203	4			2
APRIL	196	190	6	3			APRIL	222	221	1			0
MAY	278	263	15	5			MAY	252	244	8			3
JUNE	159	134	25	16			JUNE	212	206	6			3
JULY							JULY						
AUGUST							AUGUST						
SEPTEMBER							SEPTEMBER						
OCTOBER							OCTOBER						
NOVEMBER							NOVEMBER						
DECEMBER							DECEMBER						
TOTAL	1286	1238	48				TOTAL	1313	1233	80			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 5

CUMULATIVE HOUSING STARTS IN ALBERTA

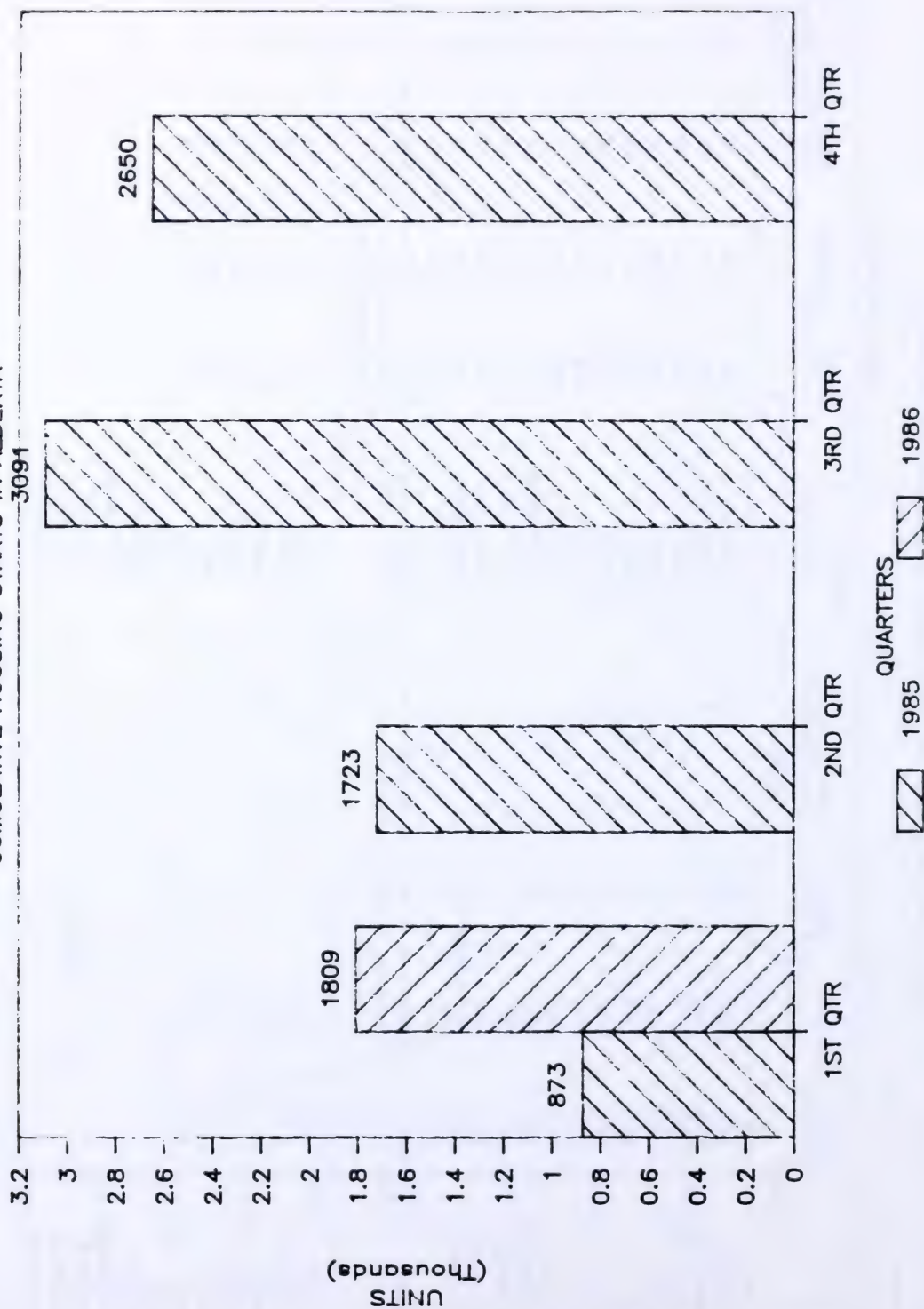


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

1985 - 1986

	1985	1986	PERCENT CHANGE
FIRST QUARTER	873	1809	107
SECOND QUARTER	1723		
THIRD QUARTER	3091		
FOURTH QUARTER	2650		
	----	----	----
TOTAL	8337	1809	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

TABLE 7

JUN-86

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	239	0	0	0	239	203
CAMROSE	1	0	0	0	1	*
EDMONTON M.A.	270	22	37	10	339	137
FORT MCMURRAY	5	0	0	0	5	-82
GRANDE PRAIRIE	24	0	0	0	24	*
LELUC	3	0	4	0	7	40
LETHBRIDGE	13	2	0	0	15	650
LLOYDMINSTER(ALTA. PART)	17	0	0	26	43	2050
MEDICINE HAT	5	0	0	0	5	0
RED DEER	28	0	0	0	28	17
SPRUCE GROVE	4	0	0	0	4	*
TOTAL	609	24	41	36	710	147

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

TABLE 8

JUN-86

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMLS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	921	20	11	50	1002	55
CAMROSE	8	0	0	0	8	-89
EDMONTON M.A.	768	9	0	10	787	-20
FORT MCMURRAY	8	0	0	12	20	-72
GRANDE PRAIRIE	47	0	0	0	47	74
LEDUC	8	0	0	0	8	60
LETHBRIDGE	60	2	0	0	62	-22
LLOYDMINSTER(ALTA. PART)	21	0	0	0	21	-53
MEDICINE HAT	37	2	29	0	68	36
RED DEER	38	0	81	0	119	183
SPRUCE GROVE	12	0	0	0	12	71
TOTAL	1928	33	121	72	2154	6

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 8
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
CALGARY

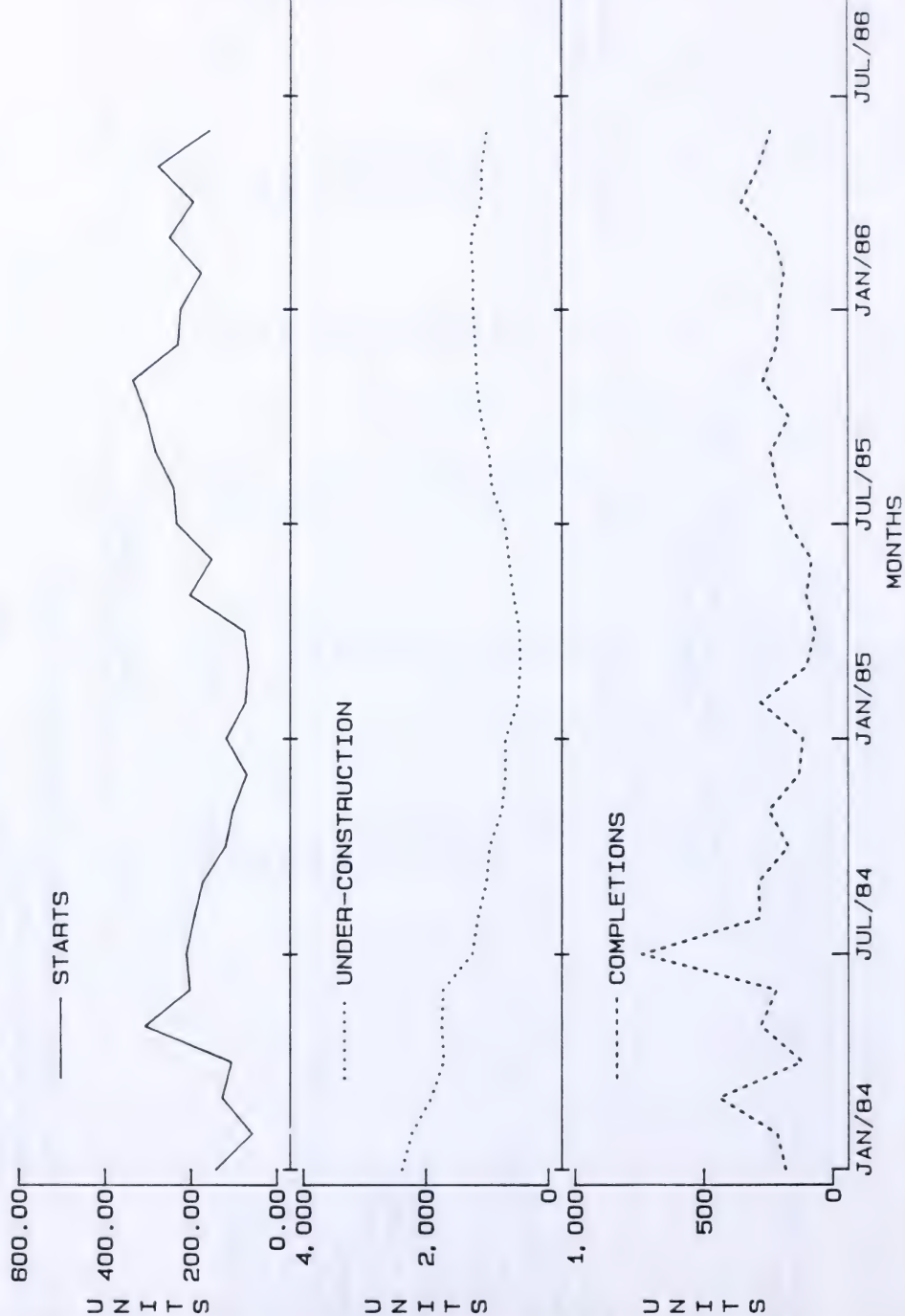


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1985			

	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	647
JULY	234	169	711
AUGUST	243	213	925
SEPTEMBER	283	239	969
OCTOBER	304	167	1105
NOVEMBER	336	269	1172
DECEMBER	231	214	1189

1986			

JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH	251	224	1258
APRIL	196	353	1096
MAY	278	287	1084
JUNE	159	239	1002
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
EDMONTON

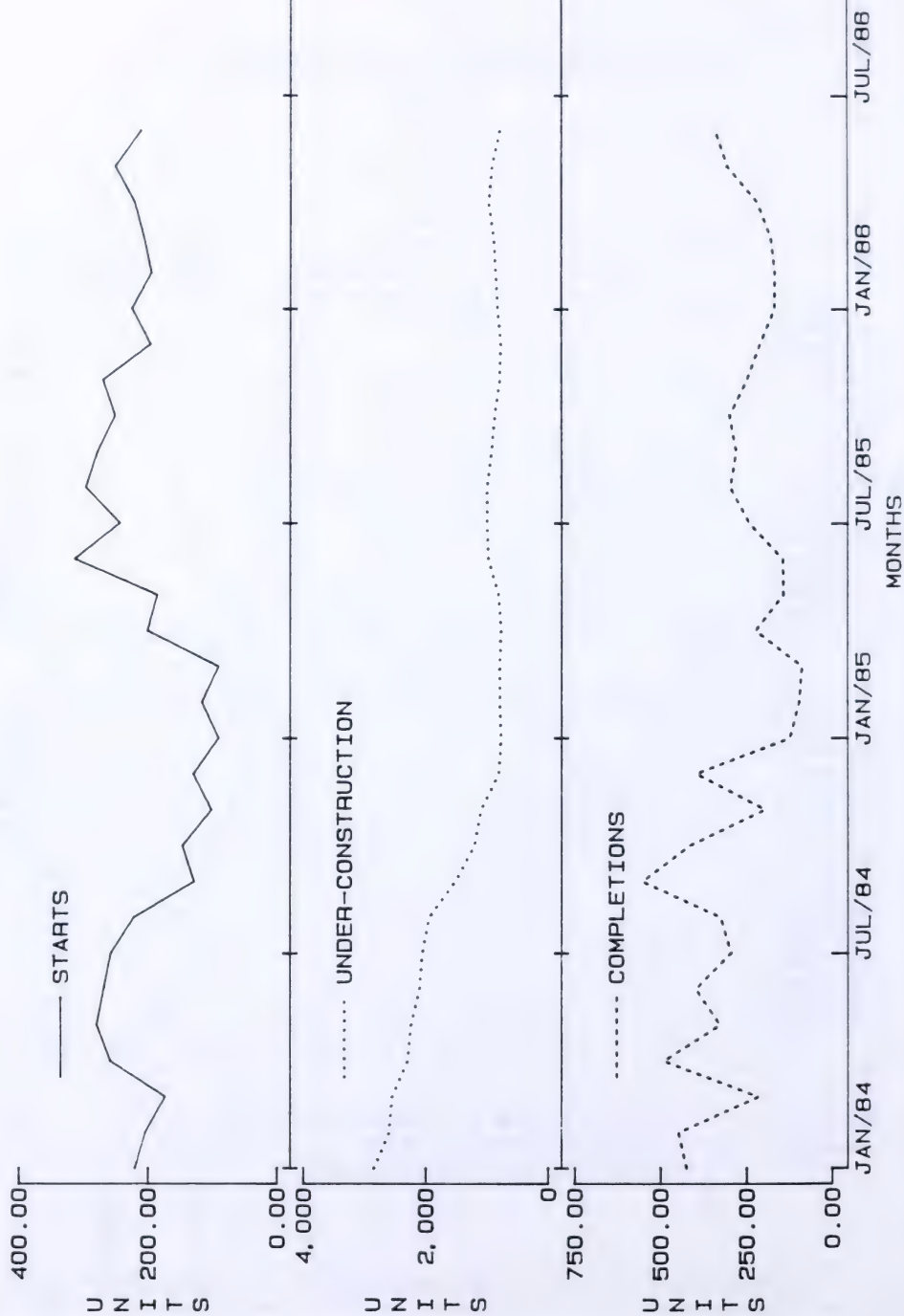


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

----- 1985 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	90	122	769
FEBRUARY	116	95	787
MARCH	90	87	790
APRIL	200	222	768
MAY	185	141	811
JUNE	313	143	980
JULY	243	240	999
AUGUST	296	296	998
SEPTEMBER	278	278	923
OCTOBER	251	298	873
NOVEMBER	270	248	790
DECEMBER	196	210	771
----- 1986 -----			
JANUARY	225	167	823
FEBRUARY	195	166	855
MARCH	207	178	886
APRIL	222	217	966
MAY	252	304	912
JUNE	212	339	787
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH
URBAN ALBERTA

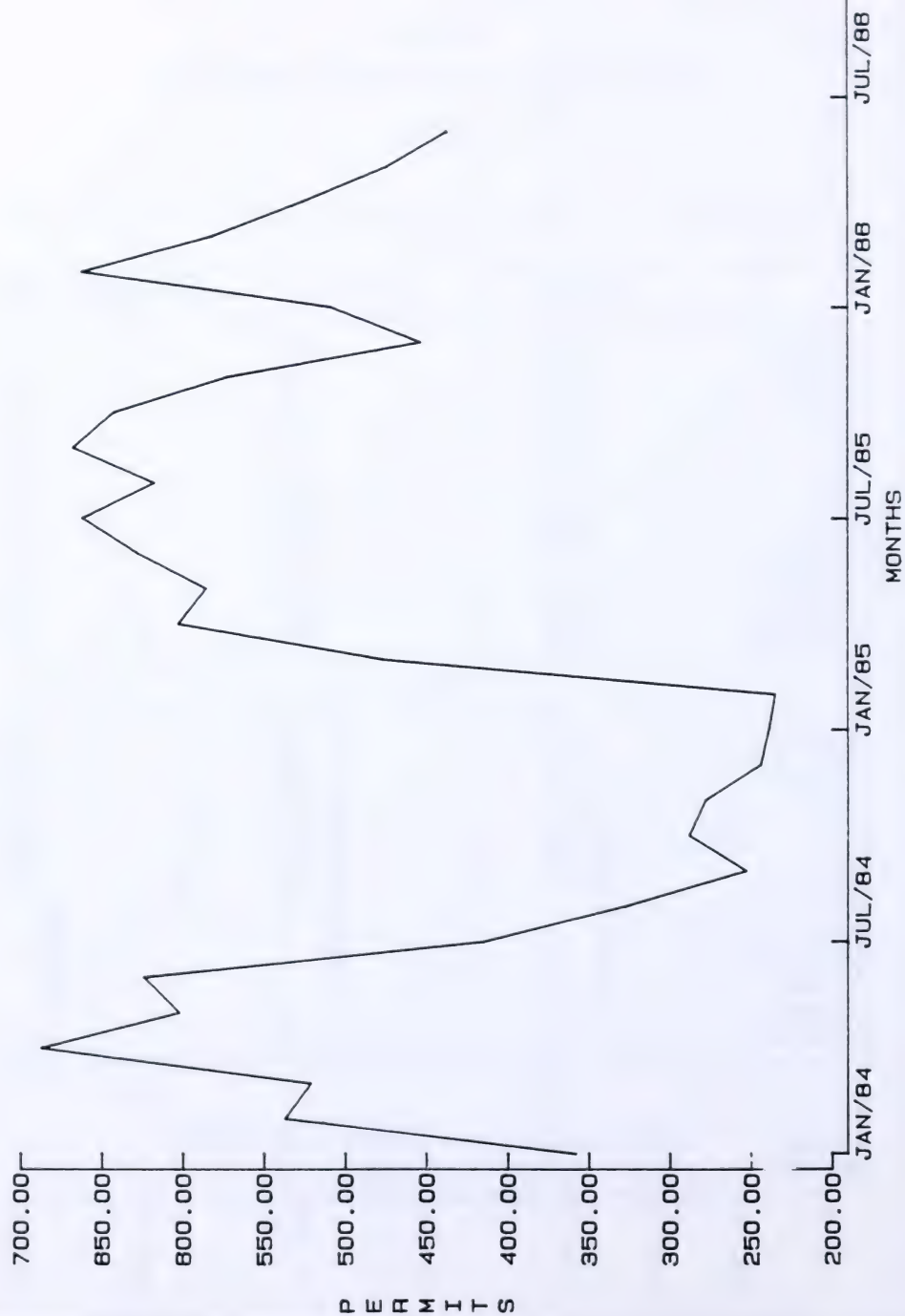


TABLE 11

JUN-86

RESIDENTIAL BUILDING PERMITS
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	137	12	0	0	149	-34
CAMROSE	2	0	0	0	2	0
EDMONTON M.A.	189	2	0	4	195	-27
FORT MCMURRAY	1	0	0	0	1	-97
GRANDE PRAIRIE	19	0	0	0	19	0
LEDUC	1	0	5	0	6	200
LETHBRIDGE	22	0	0	8	30	67
LLOYDMINSTER (ALTA. PART)	8	2	0	0	10	-68
MEDICINE HAT	10	0	0	0	10	25
RED DEER	13	0	0	0	13	-19
SPRUCE GROVE	3	0	0	0	3	-57
TOTAL	405	16	5	12	438	-30

SOURCE: ALBERTA BUREAU OF STATISTICS
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 9
CUMULATIVE RESIDENTIAL BUILDING PERMITS
CALGARY AND EDMONTON

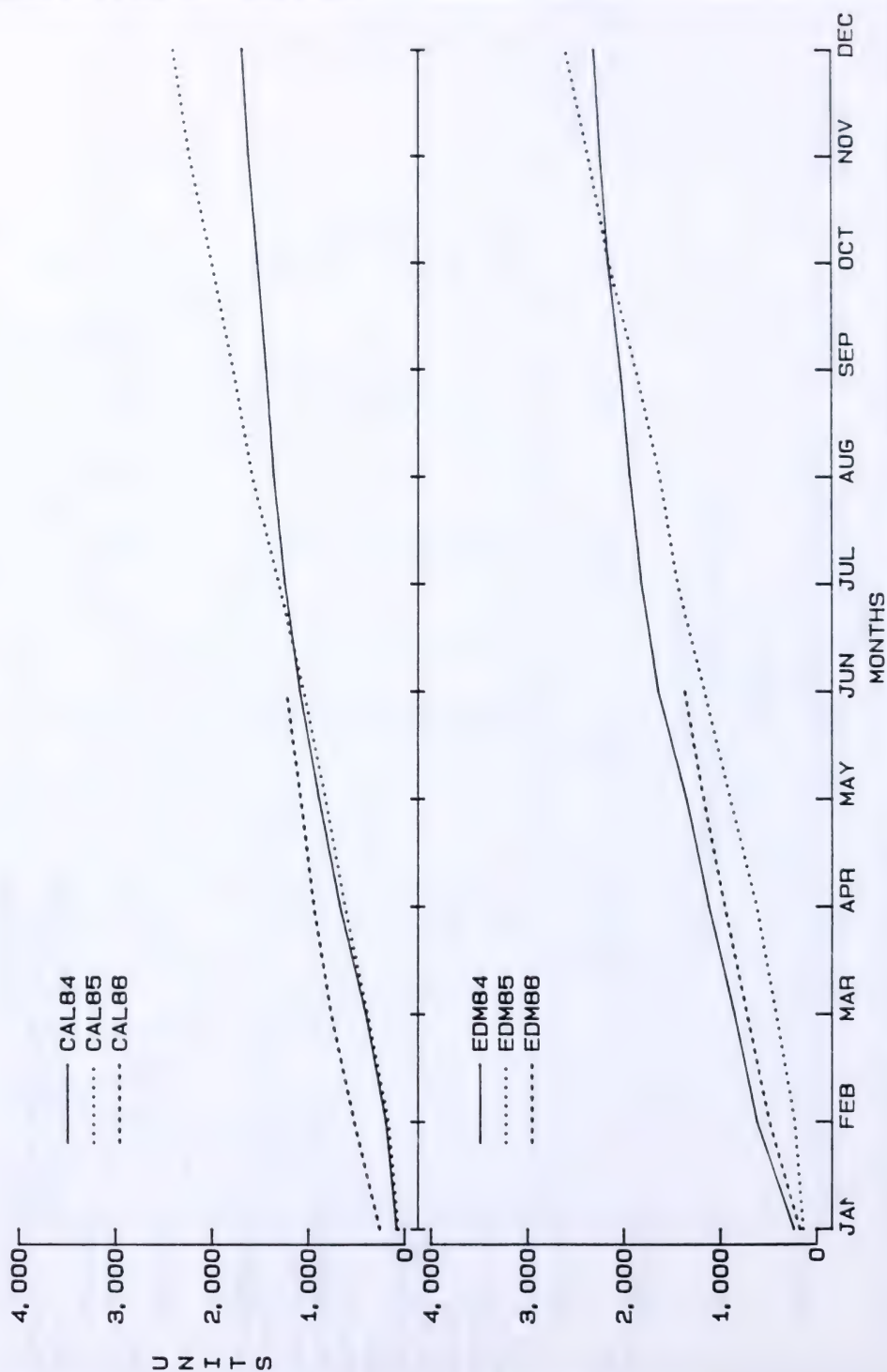


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPAED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY	CAMROSE	EDMONTON (METRO)	FORT MCMURRAY	GRAND PRAIRIE	LEDUC	LETHBRIDGE	LLOYDMIN. (ALTA.PART)	MEDICINE HAT	RED DEER	SPRUE GROVE												
1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986												
JANUARY	65	257	2	0	139	175	3	13	5	4	2	2	5	7	15	21	0	10	2	19	1	2	
FEBRUARY	168	522	2	1	228	491	17	16	8	22	3	4	7	11	26	35	2	20	11	45	2	6	
MARCH	383	759	4	3	419	722	33	18	16	34	7	4	15	28	33	43	5	62	31	73	5	10	
APRIL	618	941	9	6	623	955	67	20	34	57	9	7	37	58	82	48	10	79	59	97	6	15	
MAY	820	1077	11	8	896	1172	104	22	42	69	14	11	54	74	100	58	17	94	74	152	8	21	
JUNE	1046	1226	13	10	1162	1367	137	23	61	88	16	17	72	104	131	68	25	104	90	165	15	24	
JULY	1304		18		1440		157		81		19		87		154		42		109		19		
AUGUST	1583		20		1621		218		103		21		95		178		51		135		23		
SEPTEMBER	1784		23		1870		244		117		30		110		286		70		156		26		
OCTOBER	2007		26		2150		261		149		34		116		328		87		172		29		
NOVEMBER	2243		27		2366		263		163		34		130		397		94		185		30		
DECEMBER	2418		27		2604		269		165		37		137		402		97		197		33		
PERCENT CHANGE	17		23		18		83		44		44		6		44		48		316		83		60
												TOTAL											
YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE										
1985	239	474	951	1554	2140	2768	3430	4048	4716	5359	5932	6386	15										
1986	510	1173	1756	2283	2758	3196																	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 10
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED
URBAN ALBERTA

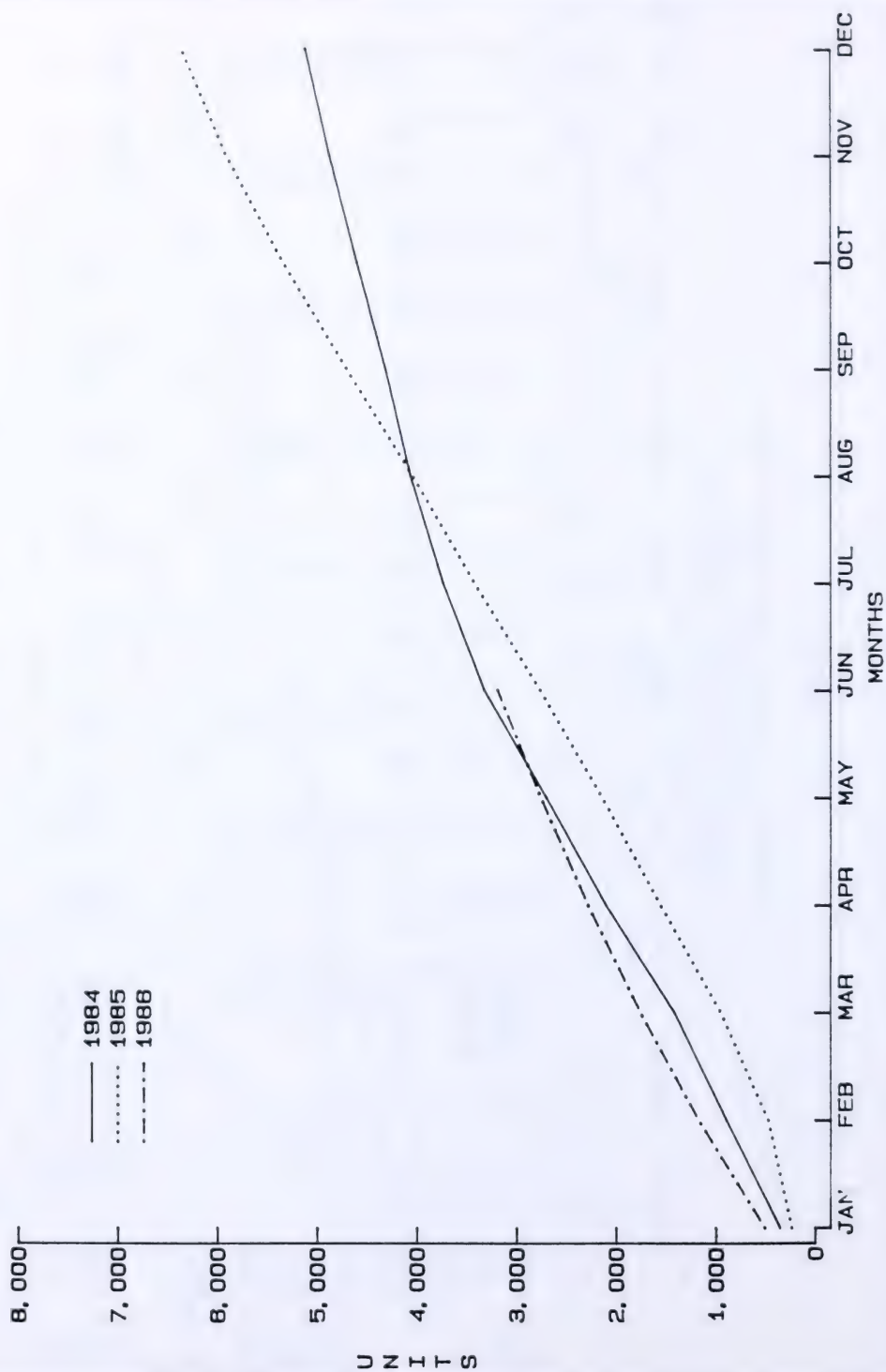


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	239	510	113
FEBRUARY	235	663	182
MARCH	477	583	22
APRIL	603	527	-13
MAY	586	475	-19
JUNE	628	438	-30
JULY	662		
AUGUST	618		
SEPTEMBER	668		
OCTOBER	643		
NOVEMBER	573		
DECEMBER	454		
TOTAL	6386	3196	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

TABLE 14
RESIDENTIAL BUILDING PERMITS
SELECTED RURAL AREAS

	SINGLES				MULTI				TOTAL	
	YEAR TO DATE		PERCENT		YEAR TO DATE		PERCENT		YEAR TO DATE	
	JUNE-86	1986	OVER 1985	CHANGE	JUNE-86	1986	OVER 1985	CHANGE	JUNE-86	1986
BONNYVILLE	0	11	-69		0	126	*		0	137
COLD LAKE	3	18	-67		0	42	-26		3	60
GRAND CENTRE	0	25	127		0	0	-100		0	25
ELK POINT	0	3	84		0	0	-100		0	3
ST. PAUL	1	14	-7		0	2	*		1	16

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 11
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
EDMONTON METRO

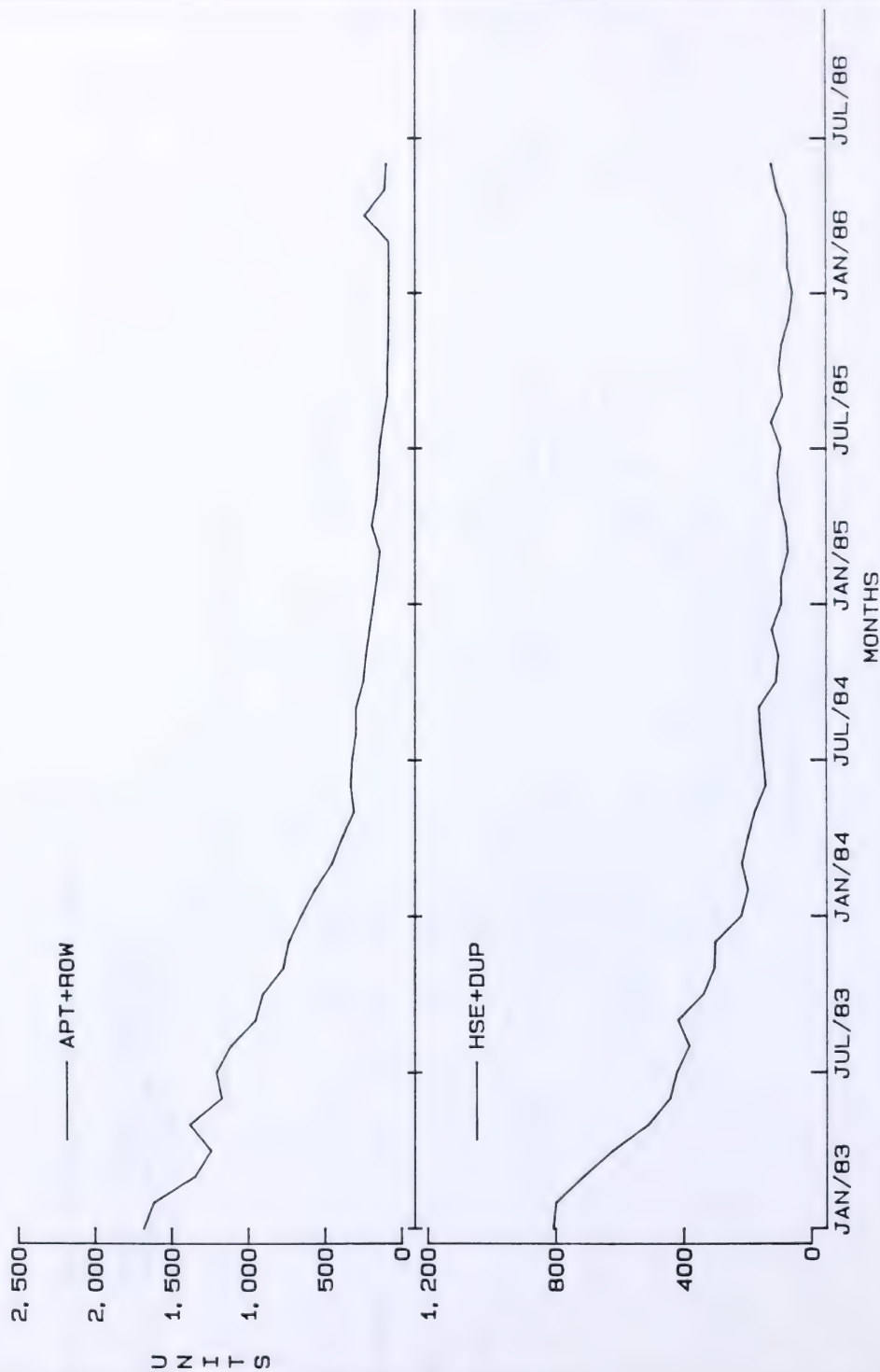


TABLE 15

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1985					

JANUARY	93	184	277	122	39
FEBRUARY	93	161	254	95	32
MARCH	72	143	215	87	37
APRIL	78	195	273	222	38
MAY	98	165	263	141	36
JUNE	104	151	255	143	37
JULY	94	146	240	240	52
AUGUST	124	121	245	296	54
SEPTEMBER	89	94	183	278	65
OCTOBER	100	93	193	298	60
NOVEMBER	100	87	187	248	58
DECEMBER	68	85	153	210	61

1986					

JANUARY	57	84	141	167	56
FEBRUARY	73	84	157	166	49
MARCH	72	87	159	178	53
APRIL	78	74	152	217	60
MAY	107	111	218	304	52
JUNE	124	101	225	339	60
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
 ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
 PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
CALGARY

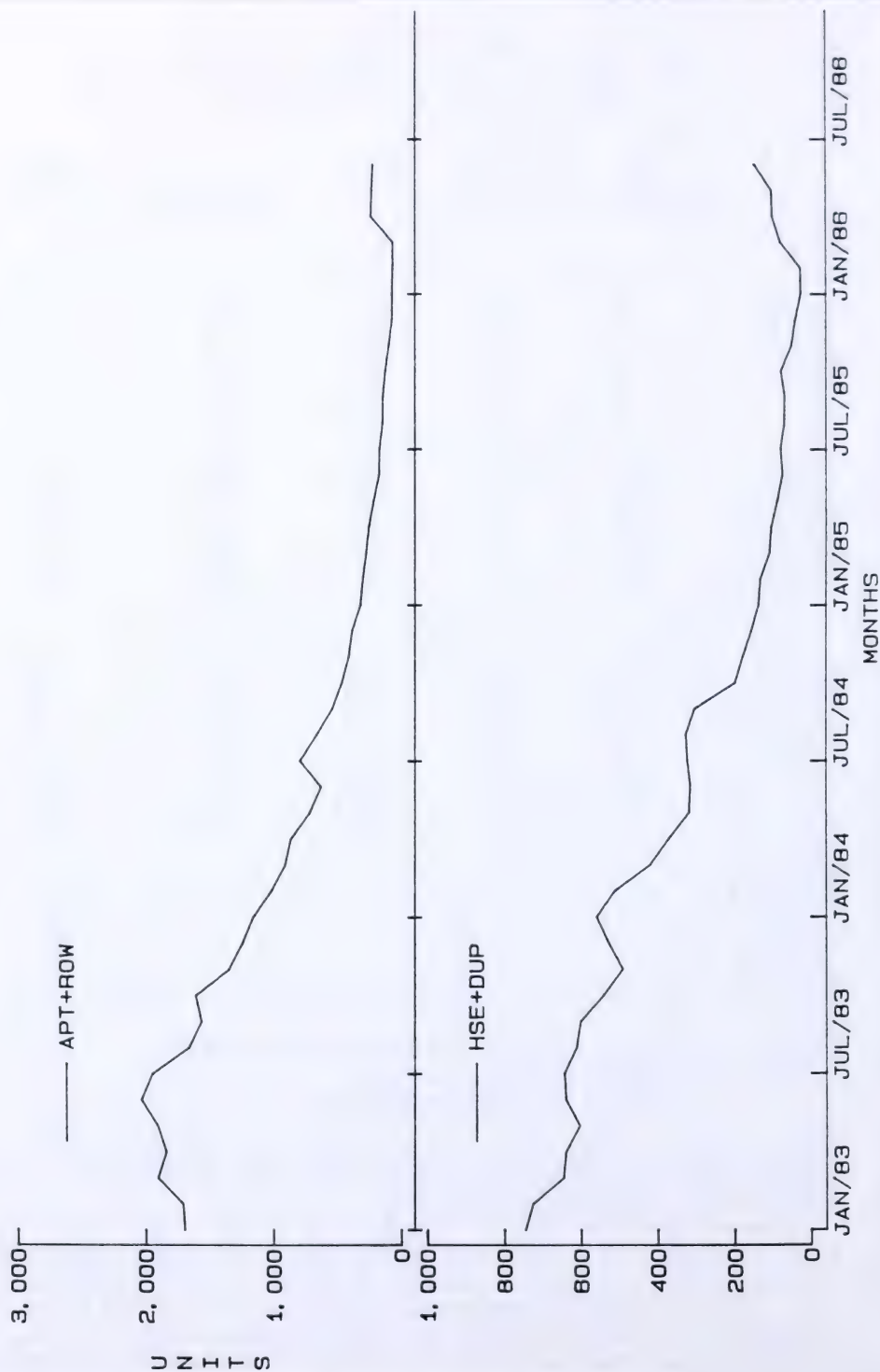


TABLE 16

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1985					
JANUARY	137	322	459	115	30
FEBRUARY	132	302	434	277	41
MARCH	108	276	384	101	28
APRIL	103	255	358	65	20
MAY	87	218	305	101	34
JUNE	74	176	250	79	35
JULY	79	172	251	169	40
AUGUST	69	148	217	213	53
SEPTEMBER	68	146	214	239	53
OCTOBER	78	127	205	167	46
NOVEMBER	50	100	150	269	68
DECEMBER	40	75	115	214	68
1986					
JANUARY	26	74	100	208	69
FEBRUARY	27	70	97	187	66
MARCH	80	70	150	224	53
APRIL	101	242	343	353	32
MAY	103	236	339	287	46
JUNE	147	227	374	239	35
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.
**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13
LISTINGS AND SALES
EDMONTON METRO

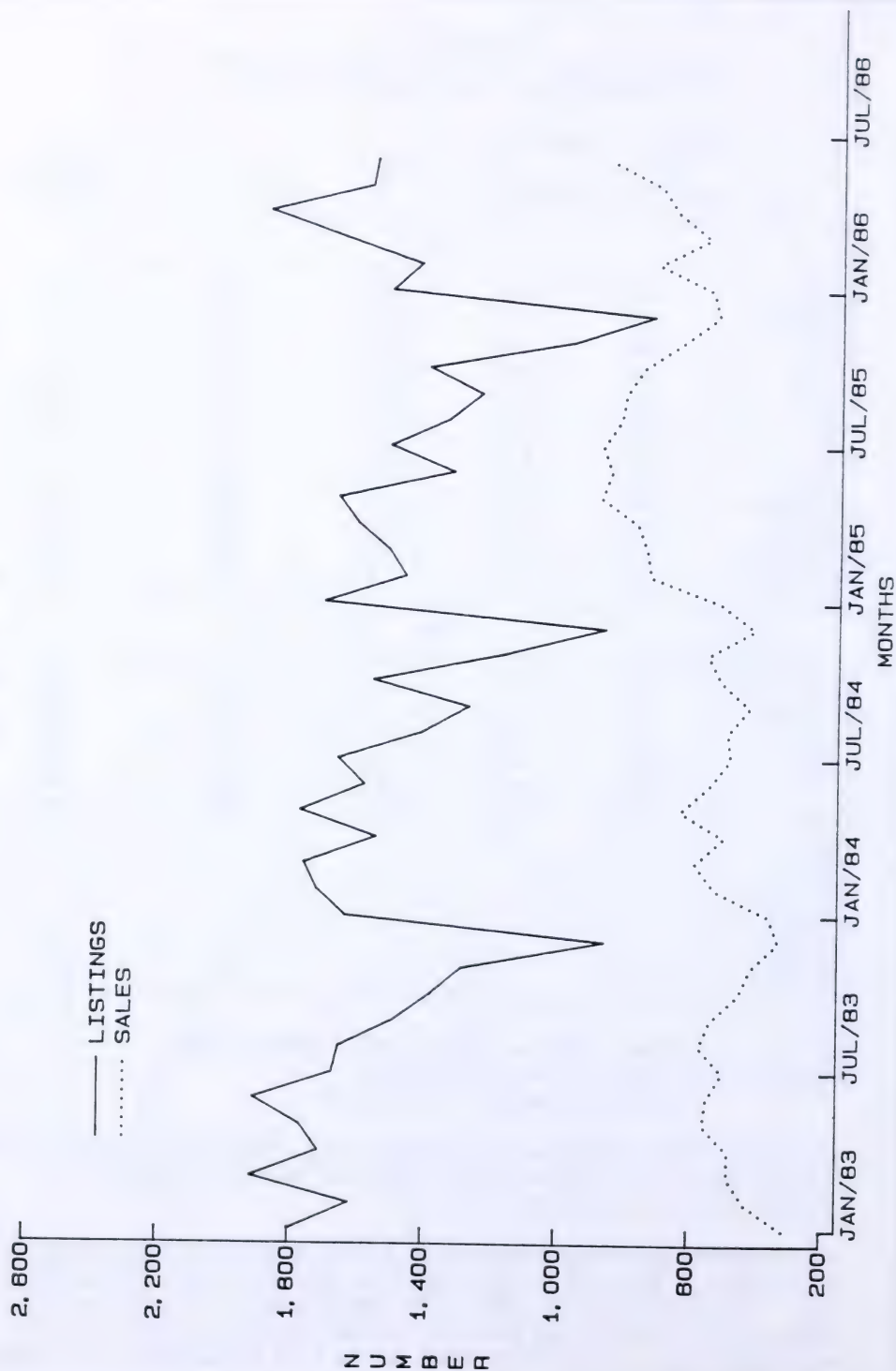


TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1985				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER	1398	751	.54	69804
NOVEMBER	961	633	.66	73175
DECEMBER	721	526	.73	72381

1986				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL	1884	652	.35	73402
MAY	1577	704	.45	78837
JUNE	1563	857	.55	78503
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE:	EDMONTON REAL ESTATE BOARD			
PREPARED BY:	ALBERTA MUNICIPAL AFFAIRS			
	HOUSING PLANNING SECRETARIAT			

FIGURE 14
LISTINGS AND SALES
CALGARY

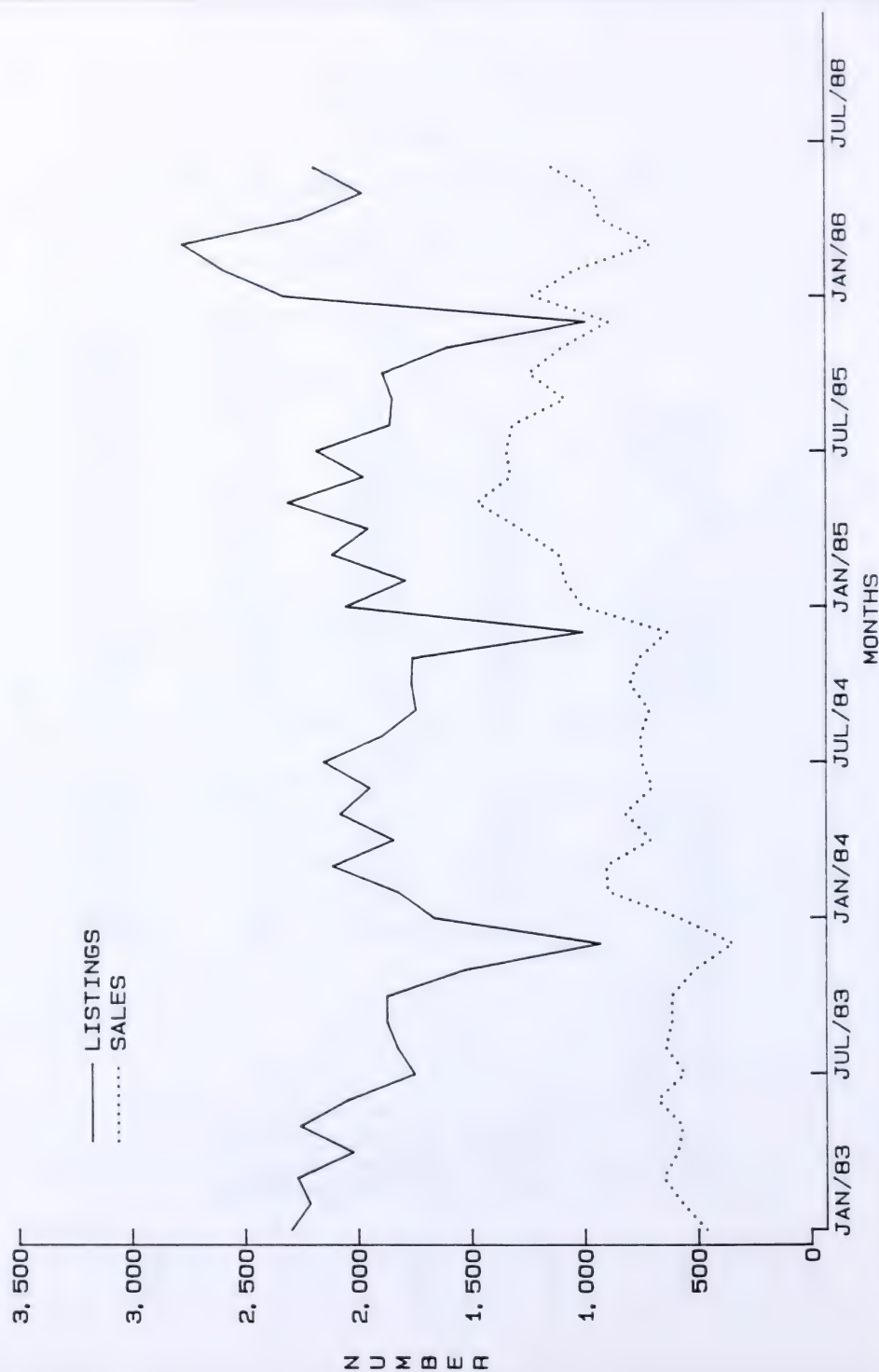


TABLE 18
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY				

1985				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER	1892	1245	.66	80370
NOVEMBER	1606	1096	.68	79815
DECEMBER	992	890	.90	81154

1986				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL	2255	933	.41	85863
MAY	1982	956	.48	89804
JUNE	2196	1147	.52	91524
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE:	CALGARY REAL ESTATE BOARD			
PREPARED BY:	ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT			

FIGURE 15
AVERAGE SALE PRICES
CALGARY AND EDMONTON

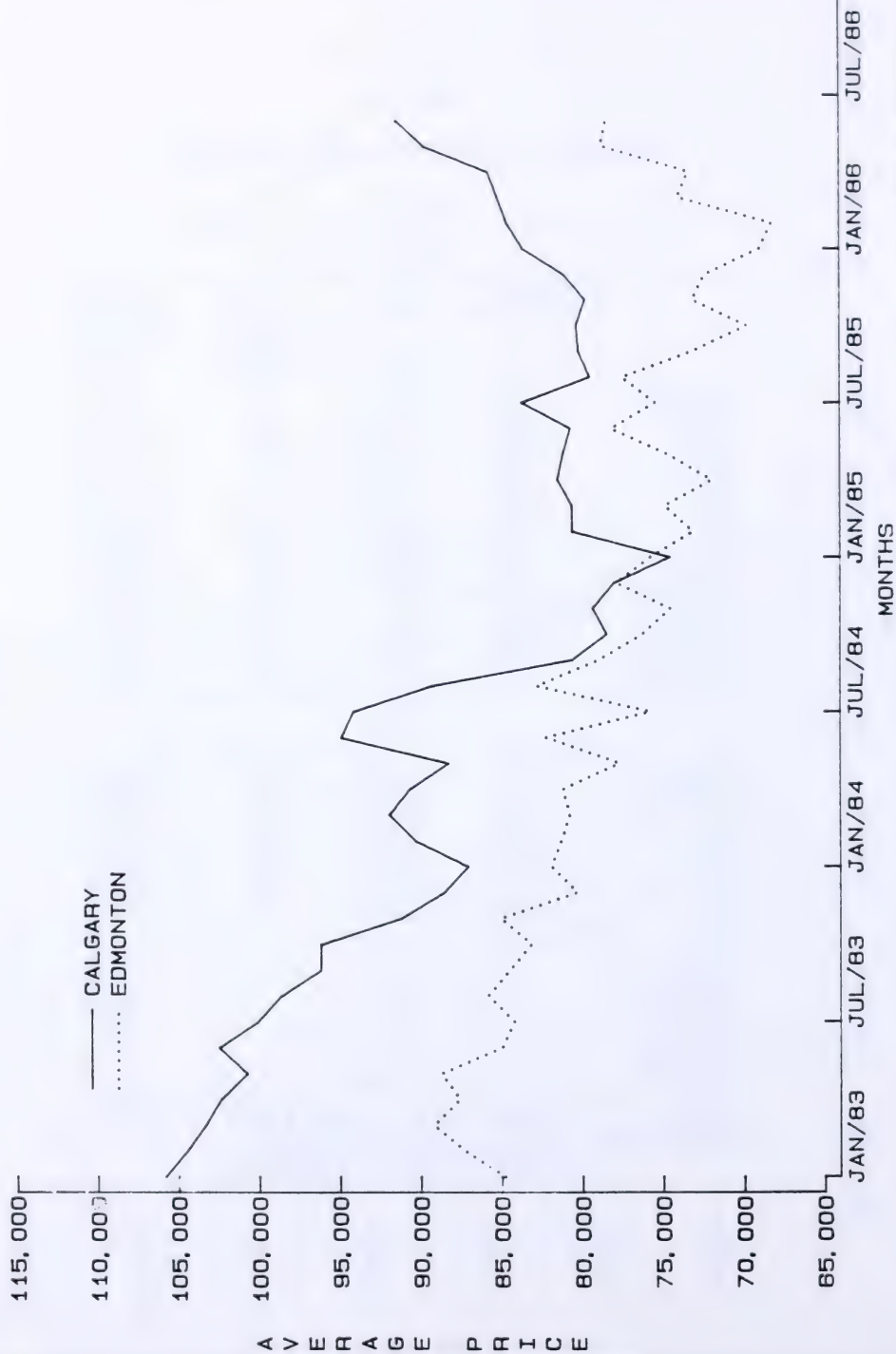


FIGURE 16
NEW HOUSING PRICE INDEXES
CALGARY AND EDMONTON
(1981=100)

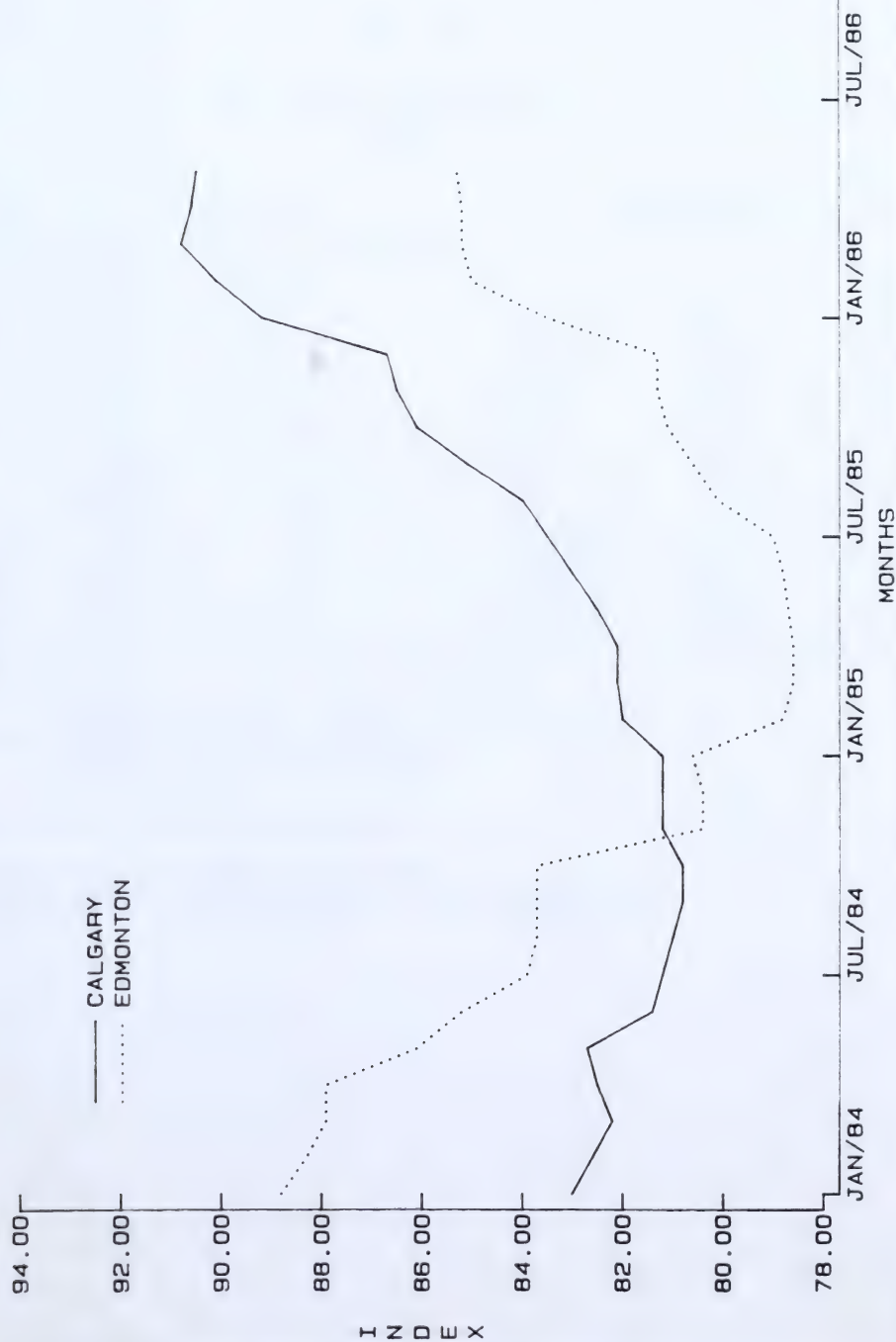


TABLE 19
NEW HOUSING PRICE INDICES*

1981=100

CALGARY**			EDMONTON***		
	1985	1986		1985	1986
JANUARY	81.2	89.2	JANUARY	80.6	83.5
FEBRUARY	82.0	90.1	FEBRUARY	78.8	85.0
MARCH	82.1	90.8	MARCH	78.6	85.2
APRIL	82.1	90.6	APRIL	78.6	85.2
MAY	82.5	90.5	MAY	78.7	85.3
JUNE	83.0		JUNE	78.8	
JULY	83.5		JULY	79.0	
AUGUST	84.0		AUGUST	80.1	
SEPTEMBER	85.1		SEPTEMBER	80.6	
OCTOBER	86.1		OCTOBER	81.1	
NOVEMBER	86.5		NOVEMBER	81.3	
DECEMBER	86.7		DECEMBER	81.3	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
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*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

SEP - 5 1986

RESIDENTIAL CONSTRUCTION IN ALBERTA

JULY 1986

Alberta

MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

RESIDENTIAL CONSTRUCTION

IN ALBERTA

JULY 1986

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

ISSN 0823-3047
07/86 (238)

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Highlights

Alberta

- ° In the second quarter, housing starts increased by 35% from 1,723 in 1985 to 2,322 in 1986. This marks the fourth consecutive quarter that a year to year increase has been recorded.

Urban Alberta

- ° Housing starts in July decreased further from the previous year to 534 units, down 21% from 674 units in July 1985.
- ° Total starts to date, however, increased 36% to 3,745 units from 2,763 for 1985. Single family starts rose by 31% while multiples jumped 84%.
- ° Housing under construction in July also decreased from the month before to 2,011, of which only 3% or 65 were apartment units.
- ° After three straight months of decline, the number of building permits issued in Urban Alberta increased 9% from last year to 723 units.

Calgary

- ° Calgary's starts fell again to 146 units last month, down 38% in comparison to a year ago.
- ° However, total starts for the year still increased by 55% to 1,432 units from 921 for 1985. 56 multiples were started for the first seven months of this year compared to only 5 for 1985.
- ° Housing under construction decreased sharply to 798 units from 1,001 the month before. Inventory of newly completed and unoccupied housing also

decreased (by 13% to 327 units), a reflection of the continuing high rate of absorption.

- ° Building permits increased to 430 units in July, up 189% from the preceeding month, and up 67% from the same month last year. Multiples accounted for two thirds of the 430 units.
- ° In the reale market, the number of houses sold dropped 25% over July 1985 to 1,013 units. The ratio of sales to listings also dropped to .47 compared to .67 last year.
- ° The average selling price decreased 6% to \$86,305 from \$91,524 last month. However, the new housing price index increased to 90.9 in June after two straight months of decline.

Edmonton

- ° Edmonton housing starts amounted to 288 units last month, a 19% increase from July 1985. Multiples accounted for 32% (93 units) of the total.
- ° Total starts to date rose by 25% to 1,601 units compared to 1,237 in 1985.
- ° Housing under construction also increased to 836 units from 787 units in June. Newly completed and unoccupied housing dropped sharply to 175 units while the rate of absorption reached a yearly high of 62%.
- ° The resale housing market continued to be extremely active. Sales last month were 9% higher than in July 1985. The ratio of sales to listings reached a yearly high to .62 last month.
- ° Despite the increase in sales, the average resale house price decreased again to \$74,882 from \$78,503 last month. However, the new housing price index continued to show an upward movement to 85.7 in June.

TABLE 1

JUL-86

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	138	8	0	0	146	-38
CAMROSE	2	0	0	0	2	-50
EDMONTON M.A.	195	54	39	0	288	19
FORT MCMURRAY	2	0	0	0	2	-94
GRANDE PRAIRIE	19	0	0	0	19	-56
LEDUC	1	0	5	0	6	100
LETHBRIDGE	21	2	0	8	31	94
LLOYDMINSTER(ALTA. PART)	11	2	0	0	13	-81
MEDICINE HAT	11	0	0	0	11	-35
RED DEER	14	0	0	0	14	40
SPRUCE GROVE	2	0	0	0	2	-33
TOTAL	416	66	44	8	534	-21

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 1
CUMULATIVE HOUSING STARTS
CALGARY AND EDMONTON

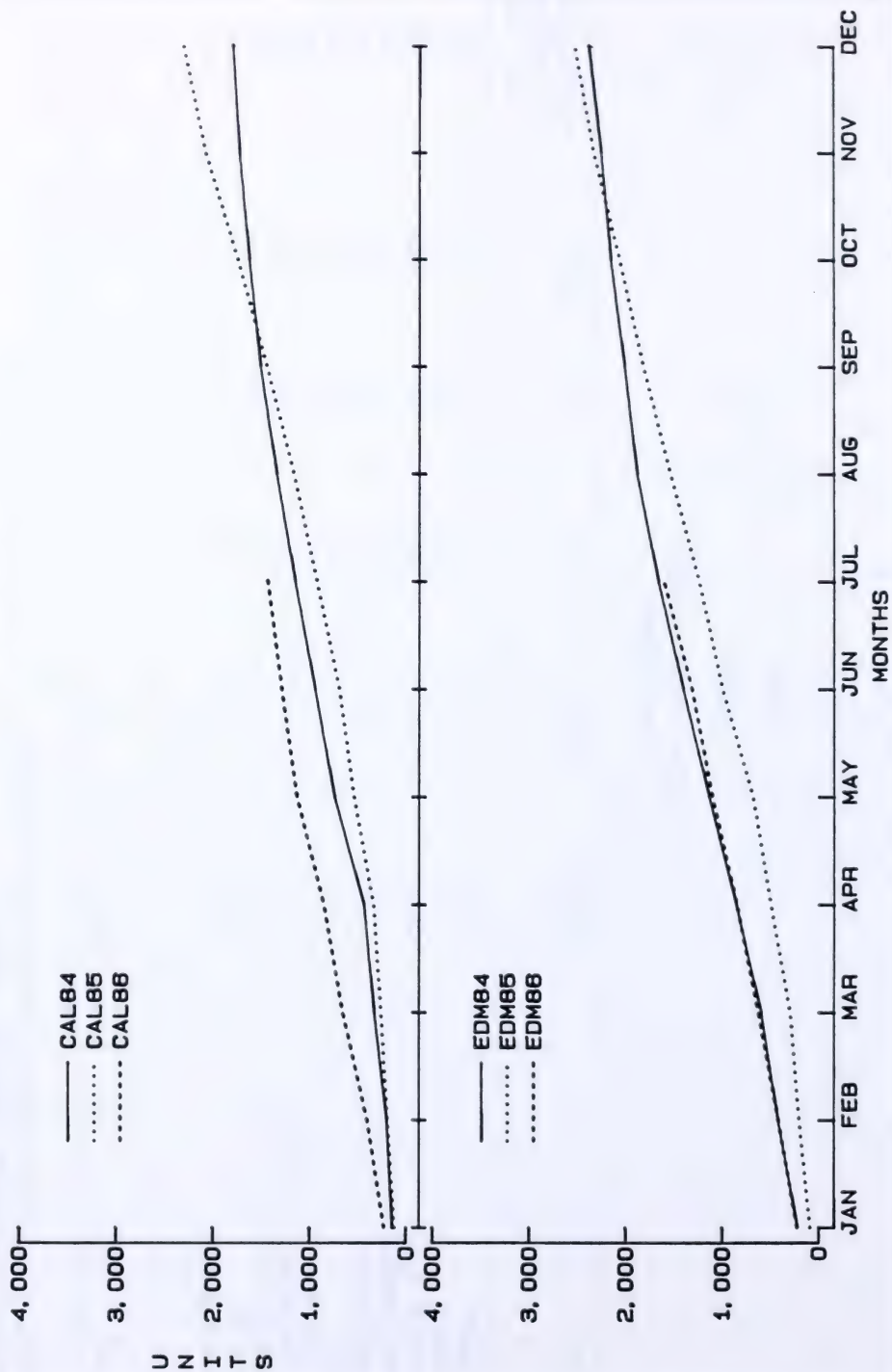


TABLE 2

JUL-86

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT		TOTAL		PERCENT CHANGE IN TOTAL STARTS	
	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986		
CALGARY	916	1376	0	30	5	11	0	15	921	1432	55	
CAMROSE	14	12	0	0	0	0	0	0	14	12	-14	
EDMONTON M.A.	1139	1428	18	87	21	76	59	10	1237	1601	29	
FORT MCMURRAY	145	17	0	0	0	0	0	12	145	29	-80	
GRANDE PRAIRIE	77	111	0	0	0	0	0	0	77	111	44	
LEDUC	15	14	0	0	0	5	0	0	15	19	27	
LETHBRIDGE	54	100	8	6	0	0	18	8	80	114	42	
LLOYDMINSTER(ALTA. PART)	53	46	0	2	0	0	80	14	133	62	-53	
MEDICINE HAT	35	80	0	2	0	29	0	0	35	111	217	
RED DEER	72	115	2	4	16	107	0	0	90	226	151	
SPRUCE GROVE	16	28	0	0	0	0	0	0	16	28	75	
TOTAL	2536	3327	28	131	42	228	157	59	2763	3745	36	
PERCENT CHANGE BY TYPE		31		368		443		-62		36		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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FIGURE 2
TOTAL NUMBER OF STARTS EACH MONTH
URBAN ALBERTA

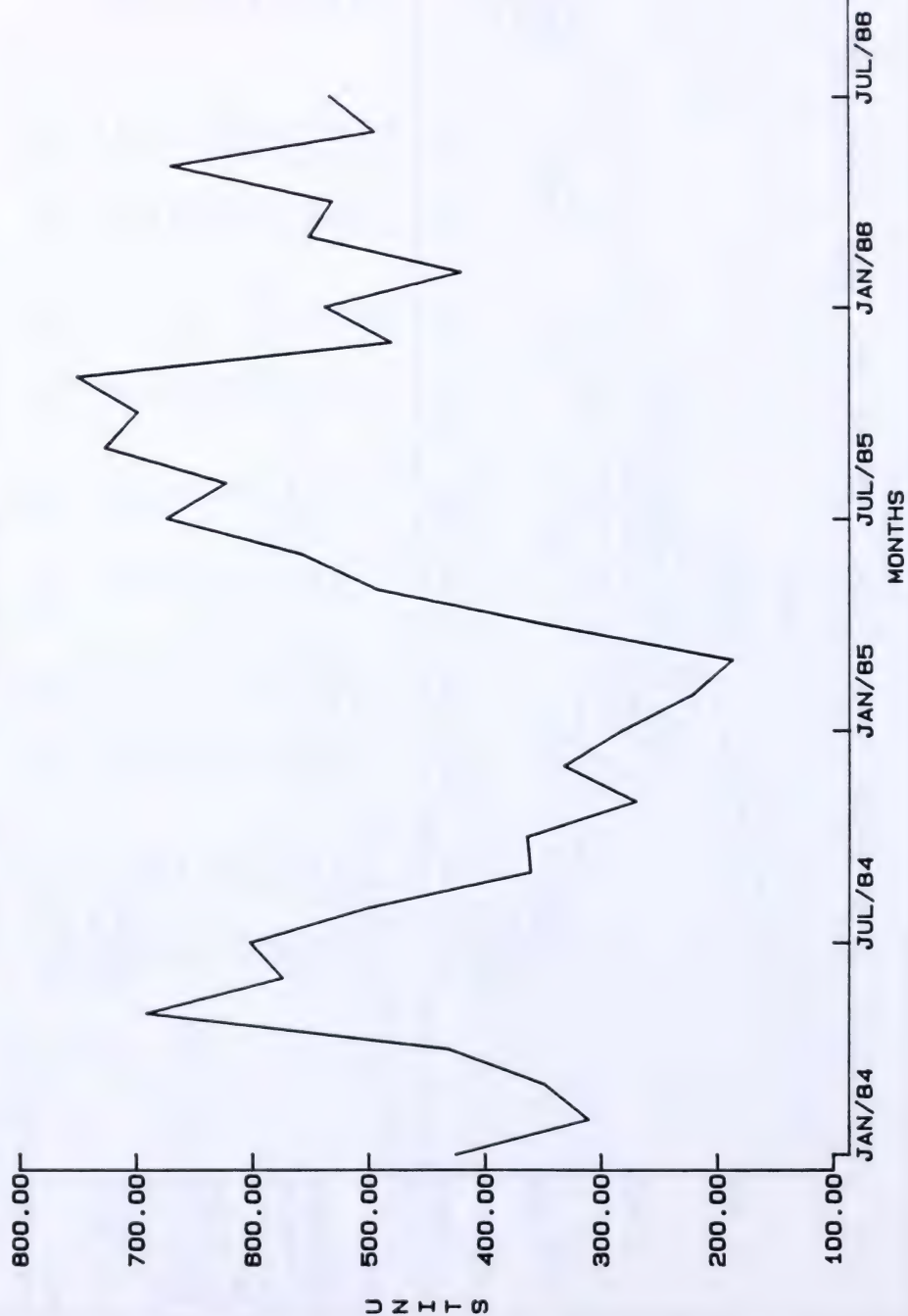


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	282	538	91
FEBRUARY	222	421	90
MARCH	187	553	196
APRIL	347	532	53
MAY	493	671	36
JUNE	558	496	-11
JULY	674	534	-21
AUGUST	623		
SEPTEMBER	727		
OCTOBER	699		
NOVEMBER	751		
DECEMBER	481		
TOTAL	6044	3745	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
URBAN ALBERTA

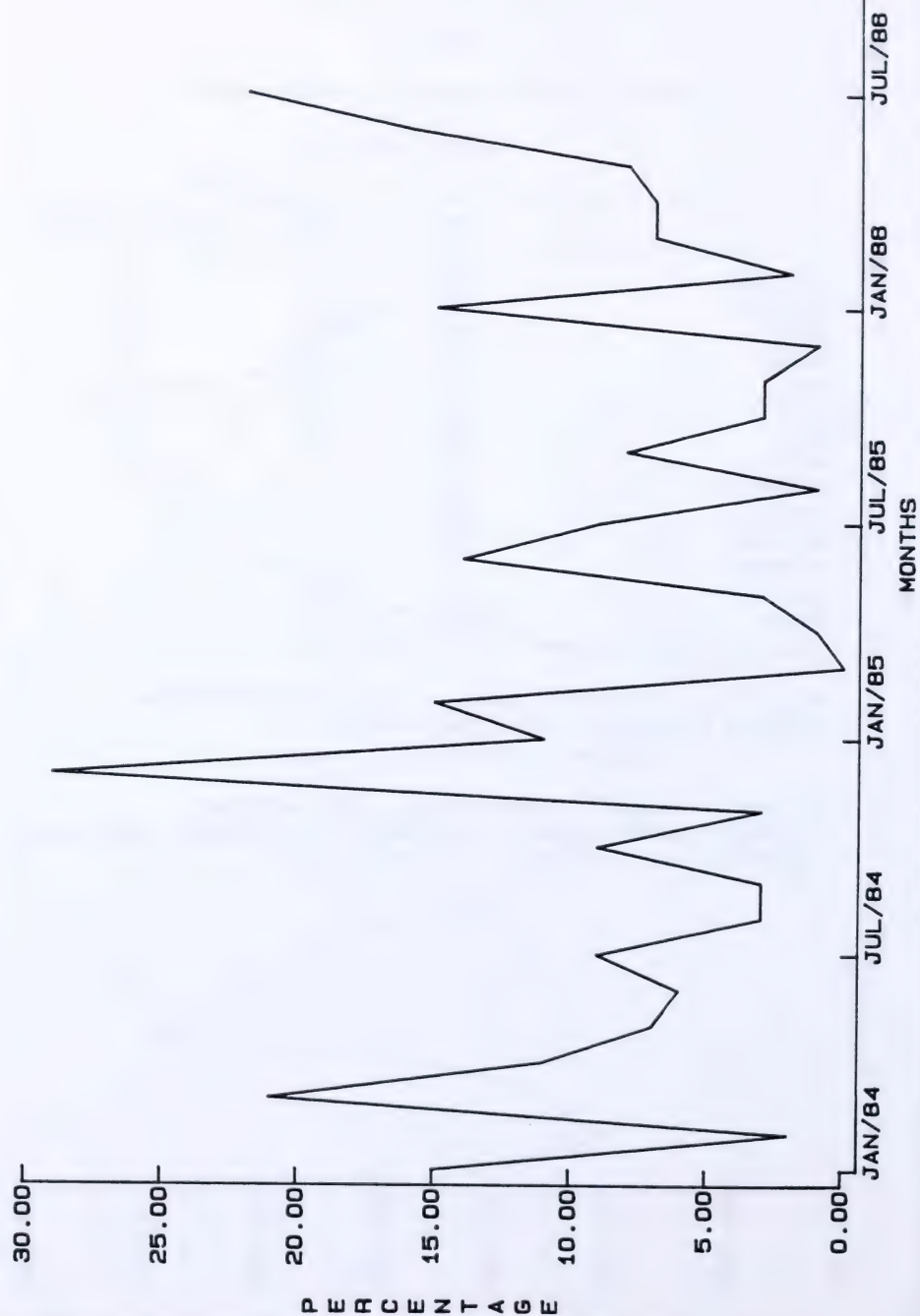


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1985-1986				
1985				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	674	612	62	9
AUGUST	623	615	8	1
SEPTEMBER	727	668	59	8
OCTOBER	699	679	20	3
NOVEMBER	751	726	25	3
DECEMBER	481	477	4	1
TOTAL	6044	5701	343	6
1986				
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH	553	513	40	7
APRIL	532	496	36	7
MAY	671	614	57	8
JUNE	496	417	79	16
JULY	534	416	118	22
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	3745	3327	418	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
 MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
EDMONTON AND CALGARY

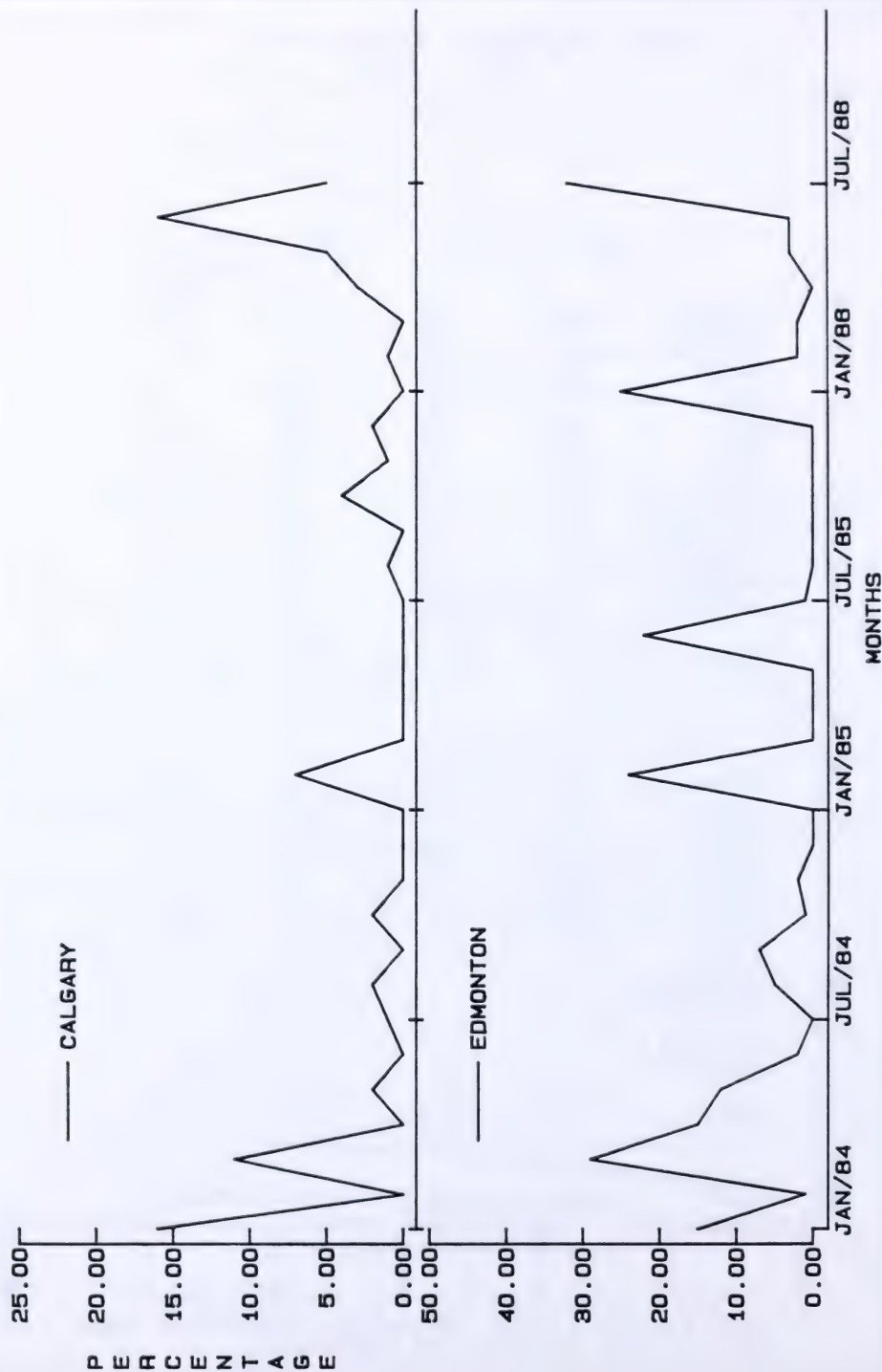


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1985					EDMONTON (METRO)				
CALGARY		PERCENT OF TOTAL			TOTAL		MULTI AS A PERCENT OF TOTAL		
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	
JANUARY	118	118	0		JANUARY	90	0	0	
FEBRUARY	73	68	5	7	FEBRUARY	116	28	24	
MARCH	66	66	0	0	MARCH	90	0	0	
APRIL	76	76	0	0	APRIL	200	0	0	
MAY	202	202	0	0	MAY	185	0	0	
JUNE	152	152	0	0	JUNE	313	68	22	
JULY	234	234	0	0	JULY	243	2	1	
AUGUST	243	241	2	1	AUGUST	296	6	2	
SEPTEMBER	283	283	0	0	SEPTEMBER	278	0	0	
OCTOBER	304	293	11	4	OCTOBER	251	0	0	
NOVEMBER	336	334	2	1	NOVEMBER	270	0	0	
DECEMBER	231	227	4	2	DECEMBER	196	0	0	
TOTAL	2318	2294	24	1	TOTAL	2528	104	4	
1986					EDMONTON (METRO)				
CALGARY		PERCENT OF TOTAL			TOTAL		MULTI AS A PERCENT OF TOTAL		
JANUARY	225	225	0	0	JANUARY	225	57	25	
FEBRUARY	177	175	2	1	FEBRUARY	195	4	2	
MARCH	251	251	0	0	MARCH	207	4	2	
APRIL	196	190	6	3	APRIL	222	1	0	
MAY	278	263	15	5	MAY	252	8	3	
JUNE	159	134	25	16	JUNE	212	6	3	
JULY	146	138	8	5	JULY	195	93	32	
AUGUST					AUGUST	288			
SEPTEMBER					SEPTEMBER				
OCTOBER					OCTOBER				
NOVEMBER					NOVEMBER				
DECEMBER					DECEMBER				
TOTAL	1432	1376	56		TOTAL	1601	1428	173	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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FIGURE 5
QUARTERLY HOUSING STARTS IN ALBERTA

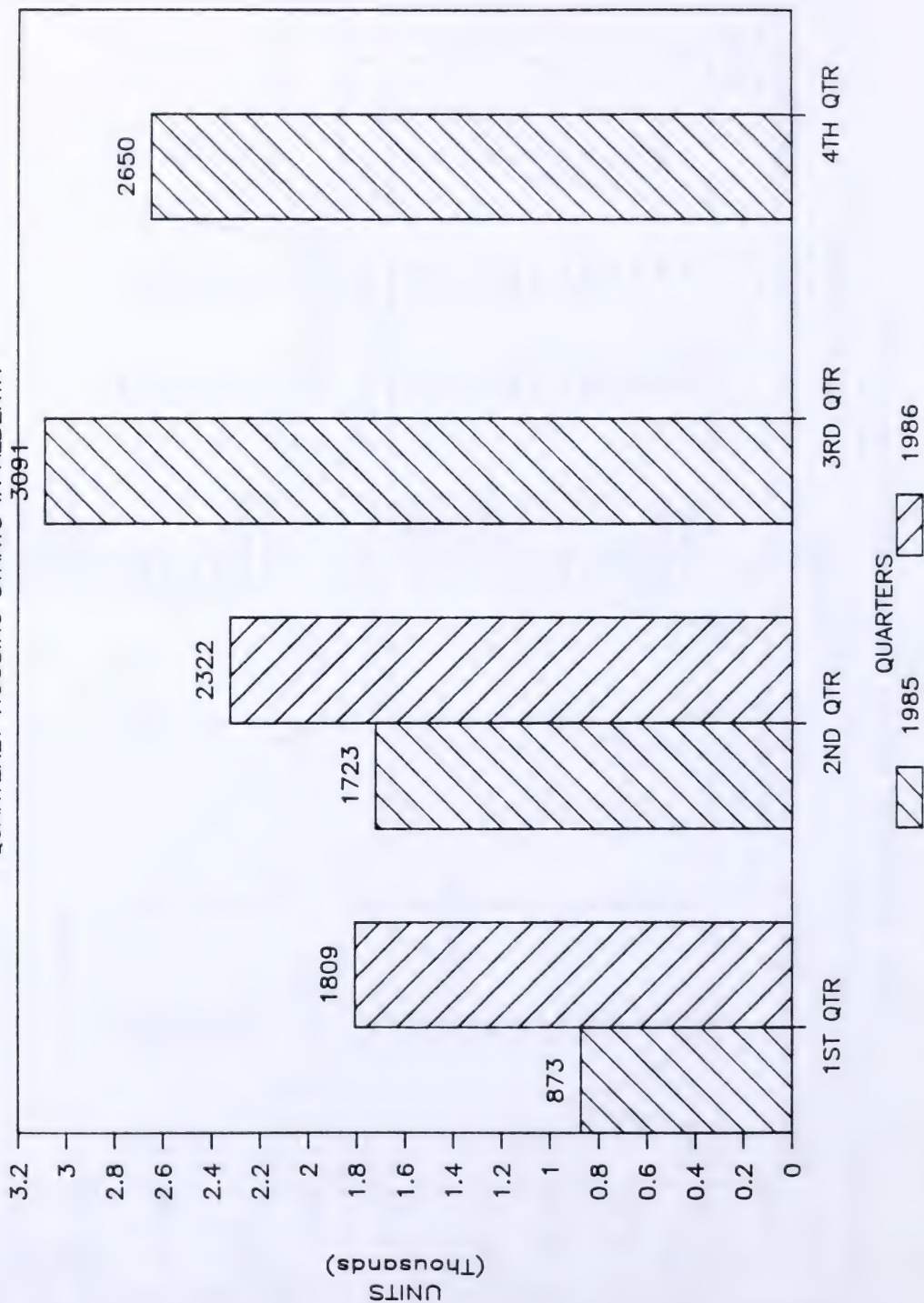


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

1985 - 1986

	1985	1986	PERCENT CHANGE
FIRST QUARTER	873	1809	107
SECOND QUARTER	1723	2322	35
THIRD QUARTER	3091		
FOURTH QUARTER	2650		
	----	----	----
TOTAL	8337	4131	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
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TABLE 7

JUL-86

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	328	6	0	15	349	107
CAMROSE	0	0	0	0	0	-100
EDMONTON M.A.	230	5	0	0	235	-2
FORT McMURRAY	2	0	0	0	2	-83
GRANDE PRAIRIE	15	0	0	0	15	-12
LEDUC	5	0	0	0	5	150
LETHBRIDGE	8	0	0	0	8	-27
LLOYDMINSTER(ALTA. PART)	1	0	0	0	1	-98
MEDICINE HAT	6	2	0	0	8	300
RED DEER	25	0	23	0	48	182
SPRUCE GROVE	1	0	0	0	1	0
TOTAL	621	13	23	15	672	26

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

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HOUSING PLANNING SECRETARIAT

TABLE 8

JUL-86

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	730	22	11	35	798	12
CAMROSE	10	0	0	0	10	-86
EDMONTON M.A.	729	58	39	10	836	-16
FORT MCMURRAY	8	0	0	12	20	-78
GRANDE PRAIRIE	51	0	0	0	51	-4
LEDUC	4	0	5	0	9	50
LETHBRIDGE	73	4	0	8	85	1
LLOYDMINSTER(ALTA. PART)	31	2	0	0	33	-39
MEDICINE HAT	42	0	29	0	71	9
RED DEER	27	0	58	0	85	143
SPRUCE GROVE	13	0	0	0	13	44
TOTAL	1718	86	142	65	2011	-8

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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FIGURE 8
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
CALGARY

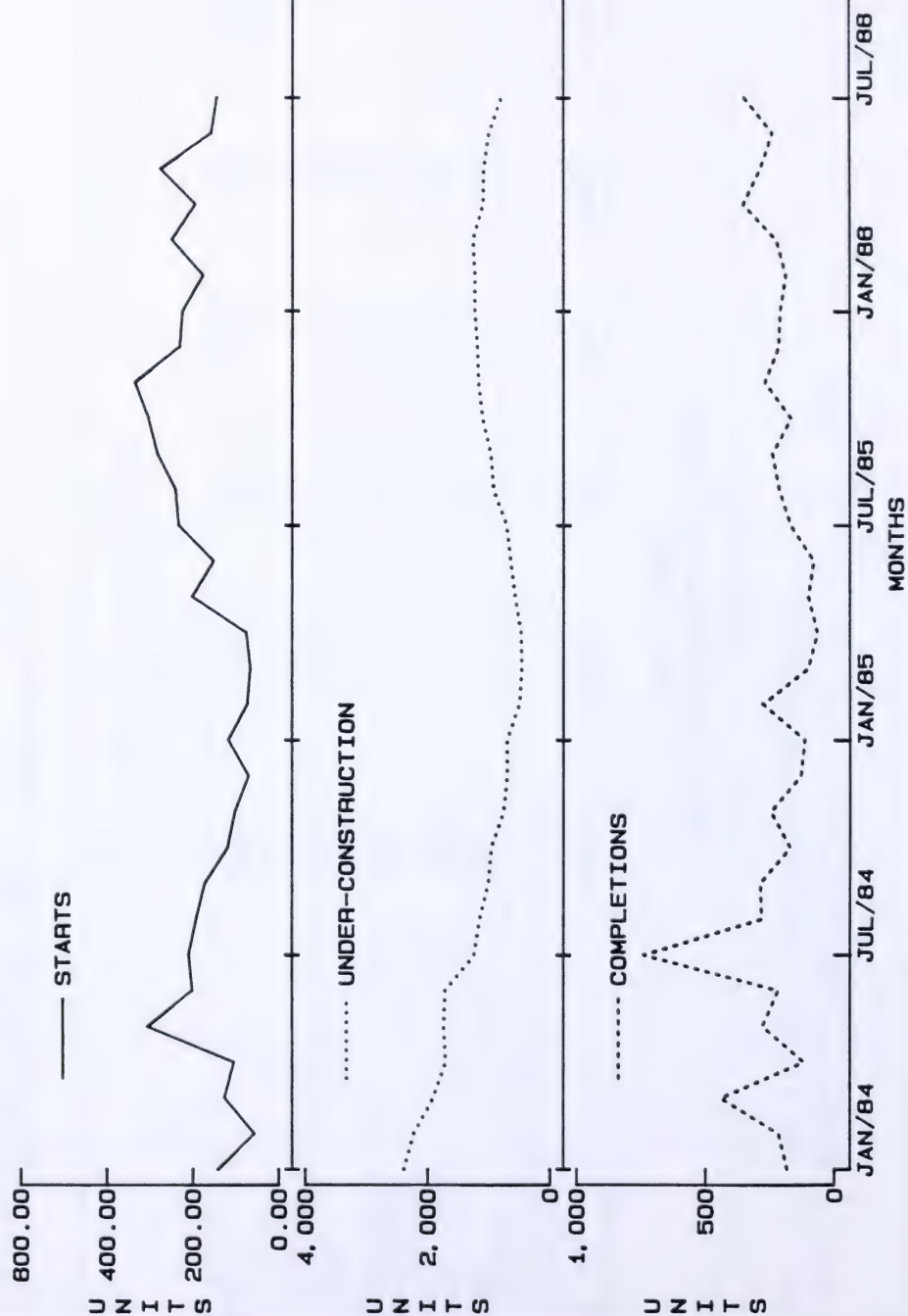


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1985			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	647
JULY	234	169	711
AUGUST	243	213	925
SEPTEMBER	283	239	969
OCTOBER	304	167	1105
NOVEMBER	336	269	1172
DECEMBER	231	214	1189
1986			
JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH	251	224	1258
APRIL	196	353	1096
MAY	278	287	1084
JUNE	159	240	1001
JULY	146	349	798
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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HOUSING PLANNING SECRETARIAT

FIGURE 7
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
EDMONTON

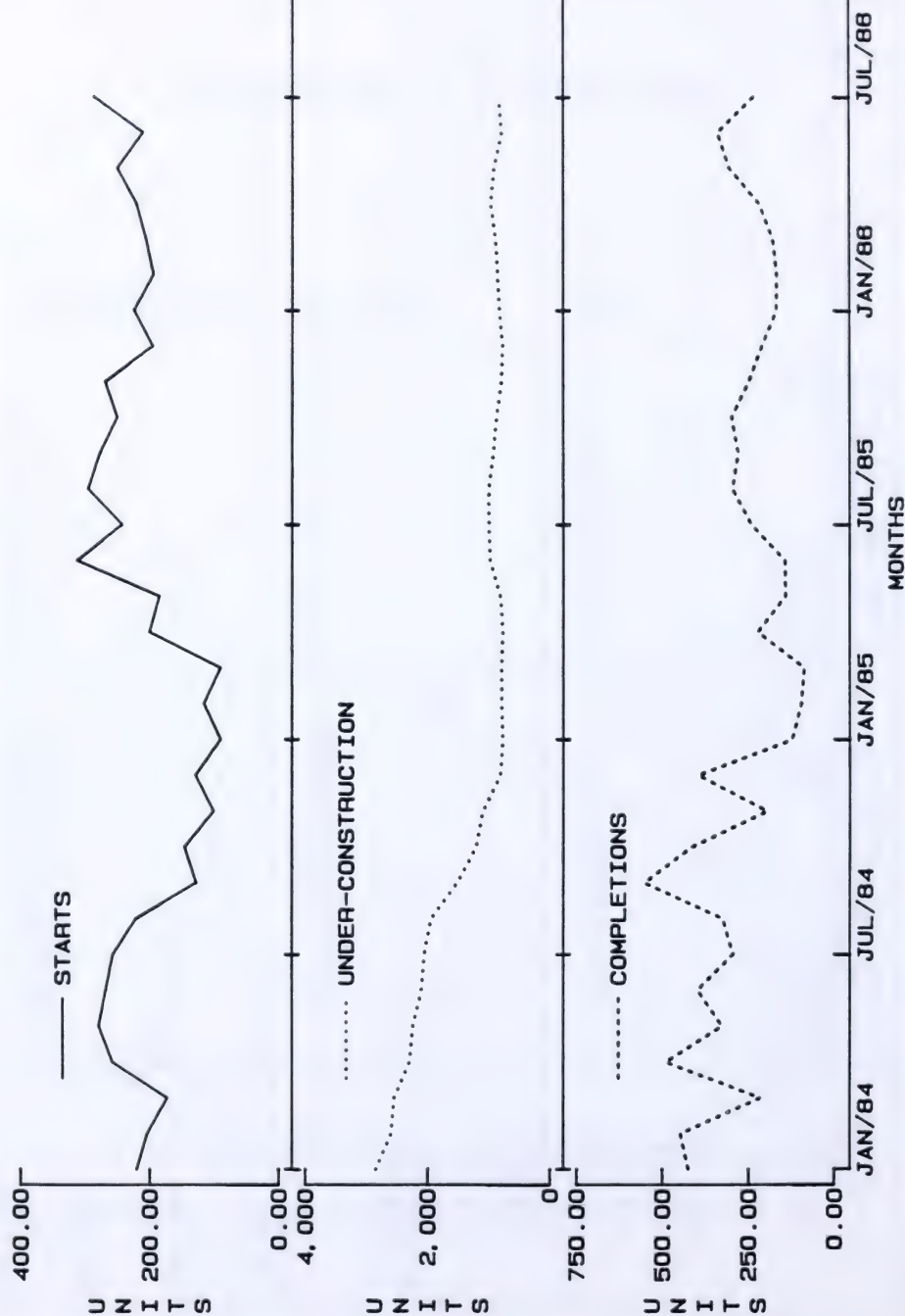


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1985			

	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	90	122	769
FEBRUARY	116	95	787
MARCH	90	87	790
APRIL	200	222	768
MAY	185	141	811
JUNE	313	143	980
JULY	243	240	999
AUGUST	296	296	998
SEPTEMBER	278	278	923
OCTOBER	251	298	873
NOVEMBER	270	248	790
DECEMBER	196	210	771

1986			

JANUARY	225	167	823
FEBRUARY	195	166	855
MARCH	207	178	886
APRIL	222	217	966
MAY	252	304	912
JUNE	212	339	787
JULY	288	235	836
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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FIGURE 8
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH
URBAN ALBERTA

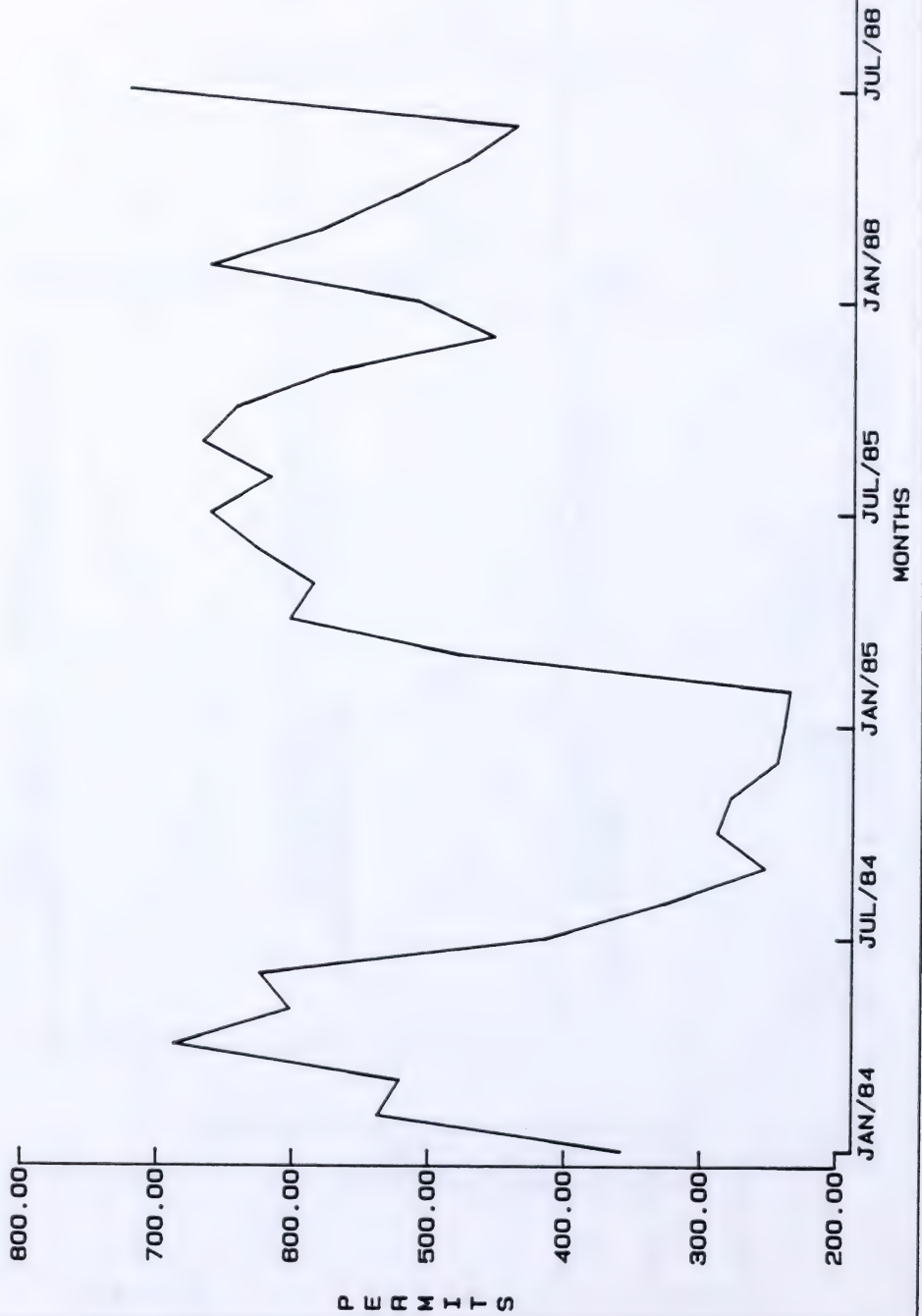


TABLE 11

JUL-86

RESIDENTIAL BUILDING PERMITS
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	143	12	171	104	430	67
CAMROSE	6	0	0	0	6	20
EDMONTON M.A.	191	6	0	4	201	-28
FORT McMURRAY	0	2	0	0	2	-90
GRANDE PRAIRIE	12	0	0	0	12	-40
LEDUC	2	0	0	0	2	-33
LETHBRIDGE	22	0	0	3	25	67
LLOYDMINSTER (ALTA. PART)	4	0	0	0	4	-83
MEDICINE HAT	11	0	0	0	11	-35
RED DEER	22	0	0	0	22	16
SPRUCE GROVE	8	0	0	0	8	100
TOTAL	421	20	171	111	723	9

SOURCE: ALBERTA BUREAU OF STATISTICS
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 9
CUMULATIVE RESIDENTIAL BUILDING PERMITS
CALGARY AND EDMONTON

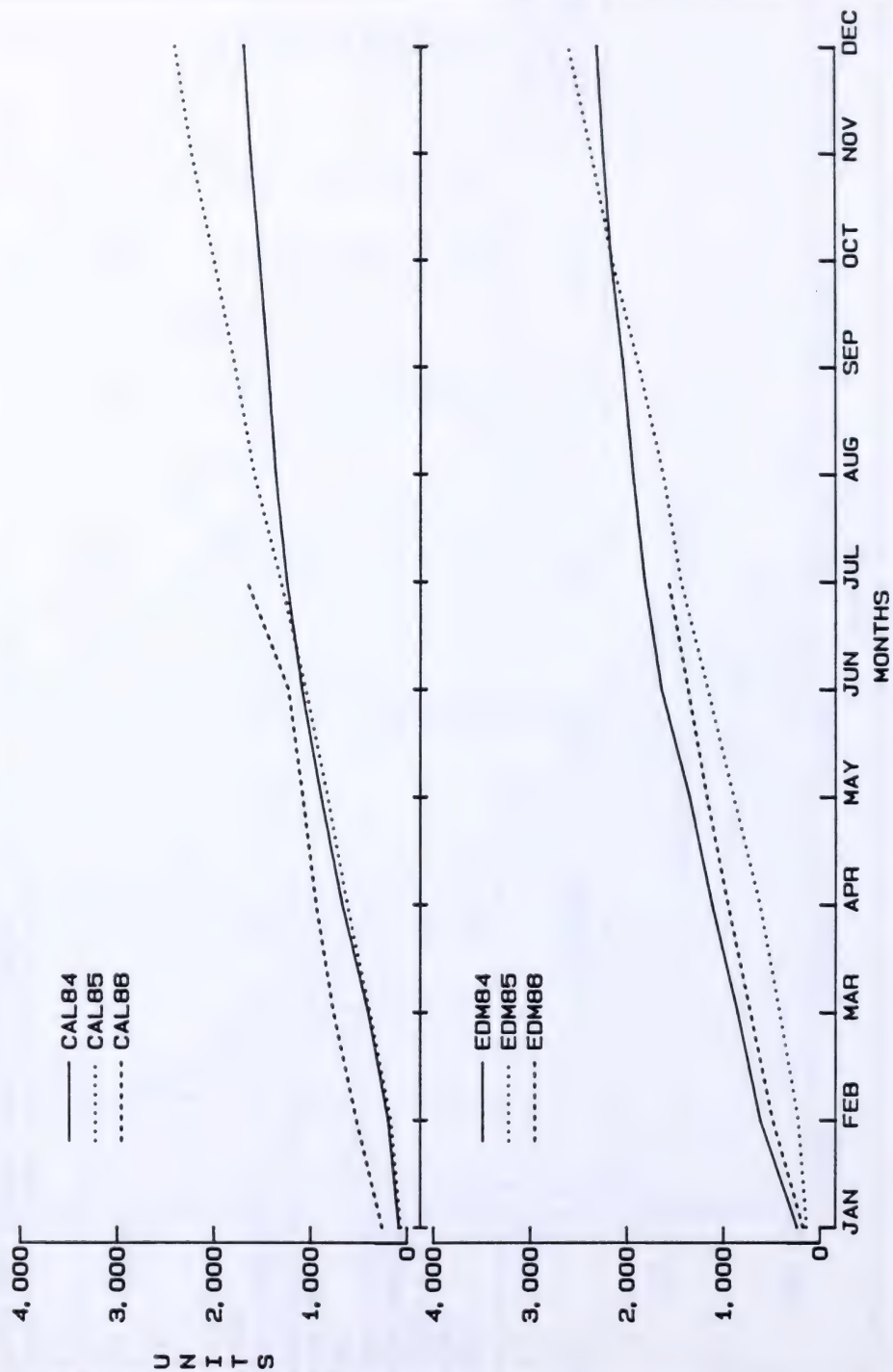


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY	CAMROSE	EDMONTON (METRO)	FORT MCMURRAY	GRAND PRAIRIE	LEDUC	LETHBRIDGE	LLOYDMIN. (ALTA.PART)	MEDICINE HAT	RED DEER	SPRUCE GROVE										
1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986										
JANUARY	65	257	2	0	139	175	3	13	5	4	2	7	15	21	0	10	2	19	1	2	
FEBRUARY	168	522	2	1	228	491	17	16	8	22	3	4	7	11	26	35	2	20	11	45	2
MARCH	383	759	4	3	419	722	33	18	16	34	7	4	15	28	33	43	5	62	31	73	5
APRIL	618	941	9	6	623	955	67	20	34	57	9	7	37	58	82	48	10	79	59	97	6
MAY	820	1077	11	8	896	1172	104	22	42	69	14	11	54	74	100	58	17	94	74	152	8
JUNE	1046	1226	13	10	1162	1367	137	23	61	88	16	17	72	104	131	68	25	104	90	165	15
JULY	1304	1656	18	16	1440	1568	157	25	81	100	19	19	87	129	154	72	42	115	109	187	19
AUGUST	1583		20		1621		218		103		21		95		178		51		135		23
SEPTEMBER	1784		23		1870		244		117		30		110		286		70		156		26
OCTOBER	2007		26		2150		261		149		34		116		328		87		172		29
NOVEMBER	2243		27		2366		263		163		34		130		397		94		185		30
DECEMBER	2418		27		2604		269		165		37		137		402		97		197		33
PERCENT CHANGE	27		11		9		84		23		48		53		174		72				68
												TOTAL									
YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE								
1985	239	474	951	1554	2140	2768	3430	4048	4716	5359	5932	6386									
1986	510	1173	1756	2283	2758	3196	3919						14								

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 10
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED
URBAN ALBERTA

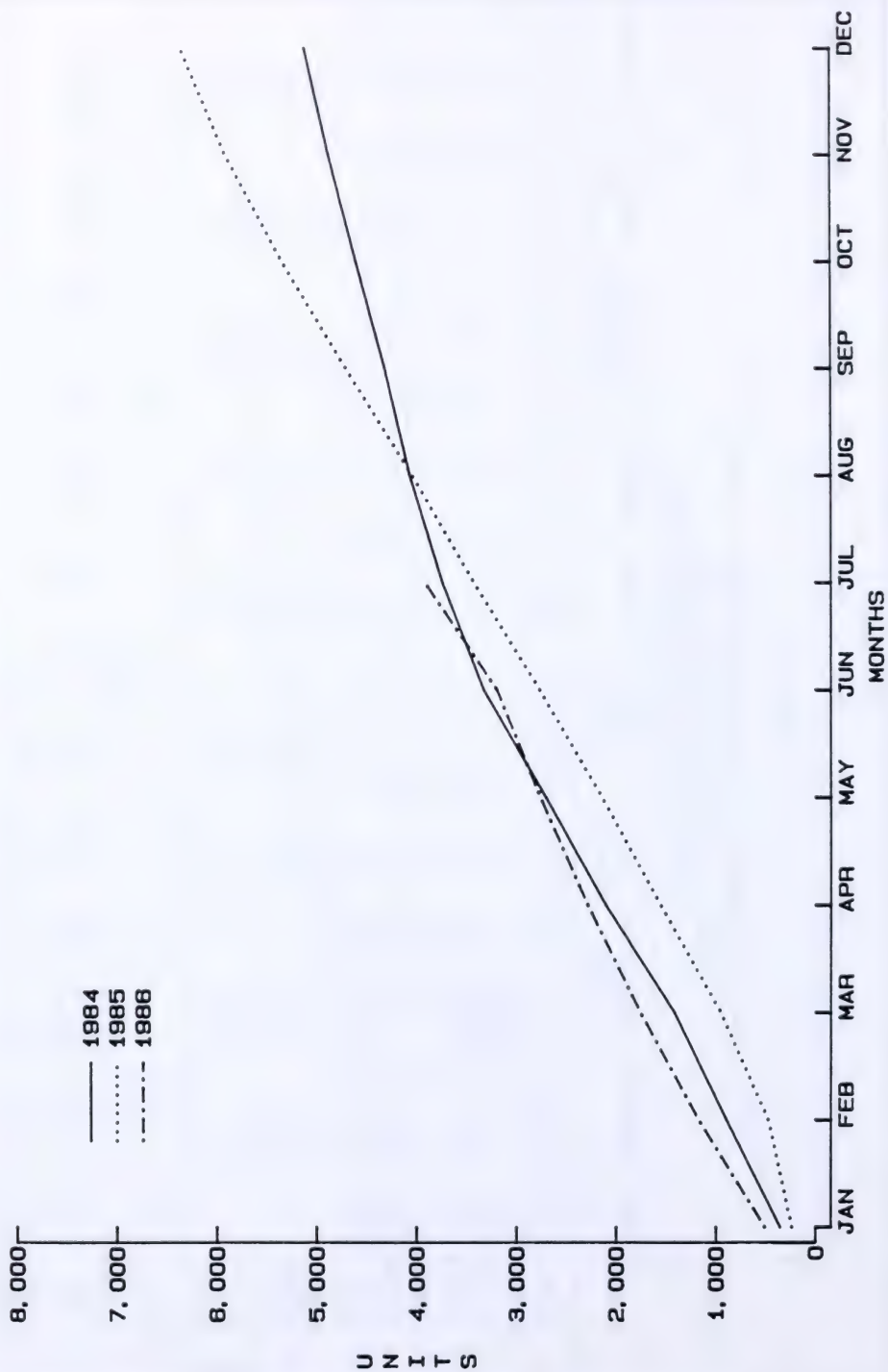


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	239	510	113
FEBRUARY	235	663	182
MARCH	477	583	22
APRIL	603	527	-13
MAY	586	475	-19
JUNE	628	438	-30
JULY	662	723	9
AUGUST	618		
SEPTEMBER	668		
OCTOBER	643		
NOVEMBER	573		
DECEMBER	454		
TOTAL	6386	3919	

SOURCE: ALBERTA BUREAU OF STATISTICS

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

TABLE 14
RESIDENTIAL BUILDING PERMITS
SELECTED RURAL AREAS

	SINGLES			MULTI			TOTAL		
	YEAR TO DATE			YEAR TO DATE			YEAR TO DATE		
	JULY-86	1986	PERCENT CHANGE OVER 1985	JULY-86	1986	PERCENT CHANGE OVER 1985	JULY-86	1986	PERCENT CHANGE OVER 1985
BONNYVILLE	0	11	77	0	126	*	0	137	191
COLD LAKE	5	23	67	0	42	73	5	65	71
GRAND CENTRE	0	25	108	0	0	100	0	25	11
ELK POINT	0	3	88	0	0	100	0	3	97
ST. PAUL	1	15	25	1	3	*	2	18	10

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 11
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
EDMONTON METRO

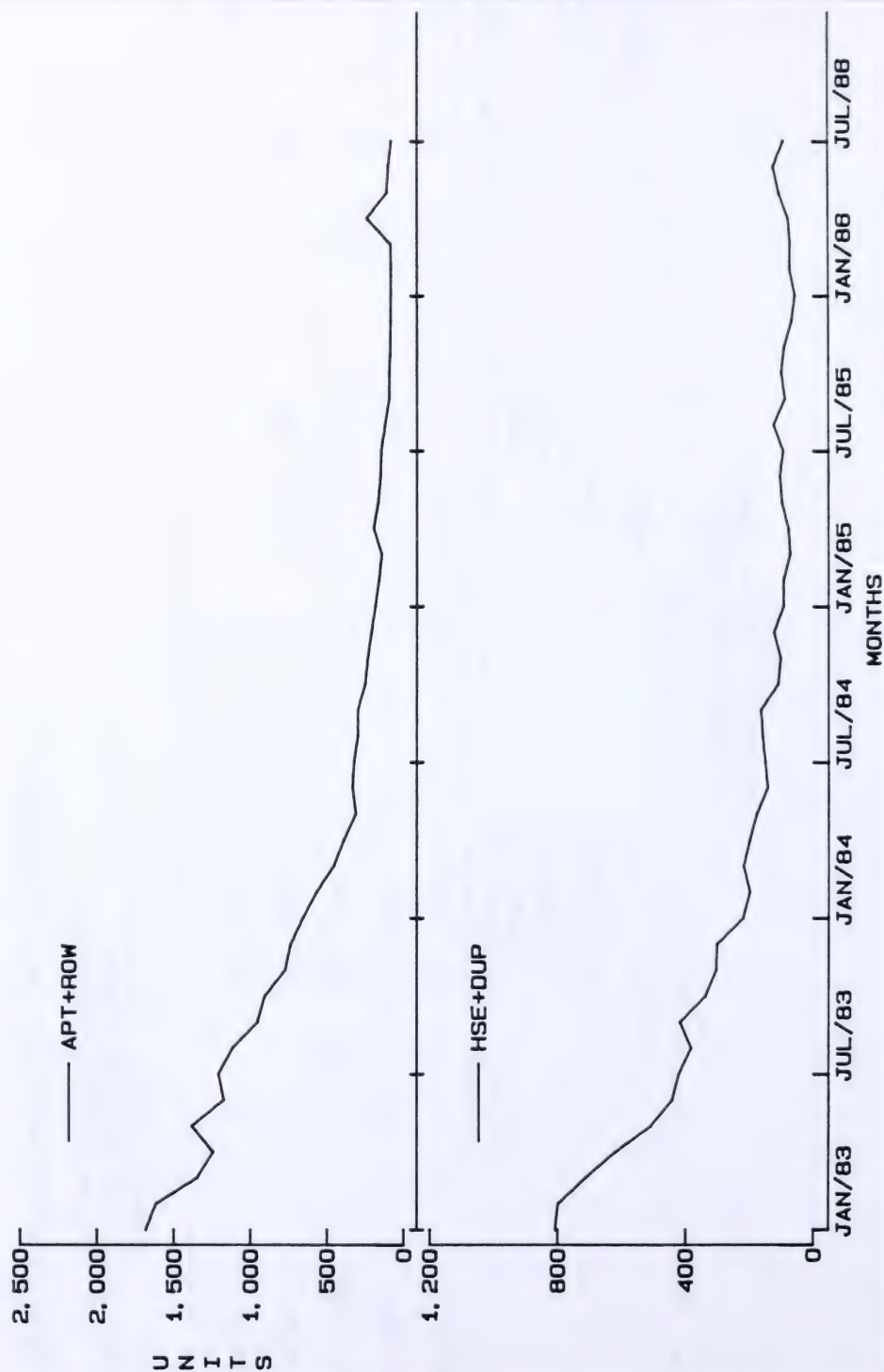


TABLE 15

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1985					
JANUARY	93	184	277	122	39
FEBRUARY	93	161	254	95	32
MARCH	72	143	215	87	37
APRIL	78	195	273	222	38
MAY	98	165	263	141	36
JUNE	104	151	255	143	37
JULY	94	146	240	240	52
AUGUST	124	121	245	296	54
SEPTEMBER	89	94	183	278	65
OCTOBER	100	93	193	298	60
NOVEMBER	100	87	187	248	58
DECEMBER	68	85	153	210	61

1986					
JANUARY	57	84	141	167	56
FEBRUARY	73	84	157	166	49
MARCH	72	87	159	178	53
APRIL	78	74	152	217	60
MAY	107	111	218	304	52
JUNE	124	101	225	339	60
JULY	92	83	175	235	62
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
CALGARY

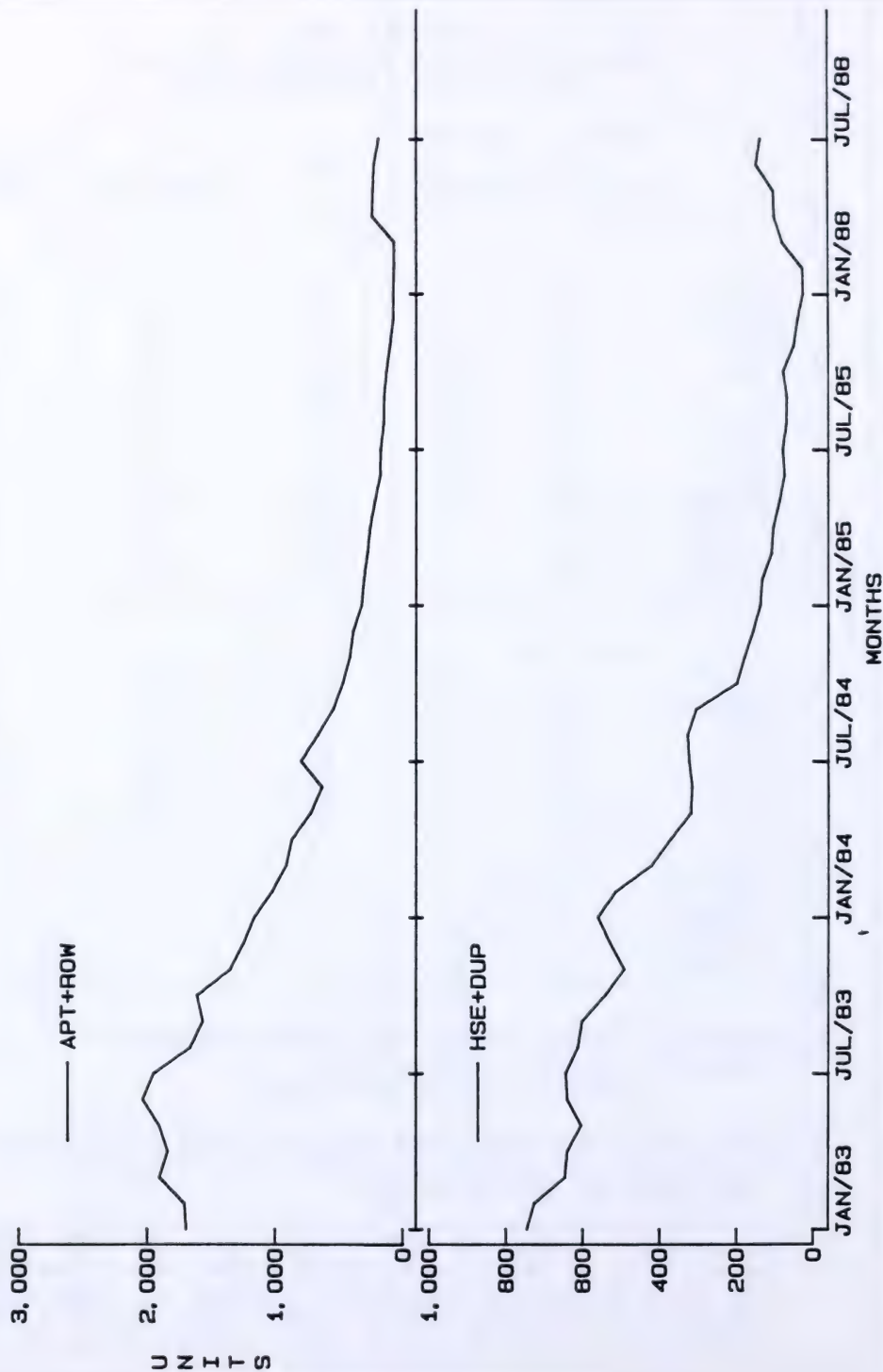


TABLE 16

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1985					
JANUARY	137	322	459	115	30
FEBRUARY	132	302	434	277	41
MARCH	108	276	384	101	28
APRIL	103	255	358	65	20
MAY	87	218	305	101	34
JUNE	74	176	250	79	35
JULY	79	172	251	169	40
AUGUST	69	148	217	213	53
SEPTEMBER	68	146	214	239	53
OCTOBER	78	127	205	167	46
NOVEMBER	50	100	150	269	68
DECEMBER	40	75	115	214	68

1986					
JANUARY	26	74	100	208	69
FEBRUARY	27	70	97	187	66
MARCH	80	70	150	224	53
APRIL	101	242	343	353	32
MAY	103	236	339	287	46
JUNE	147	227	374	240	35
JULY	137	190	327	349	55
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

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COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13
LISTINGS AND SALES
EDMONTON METRO

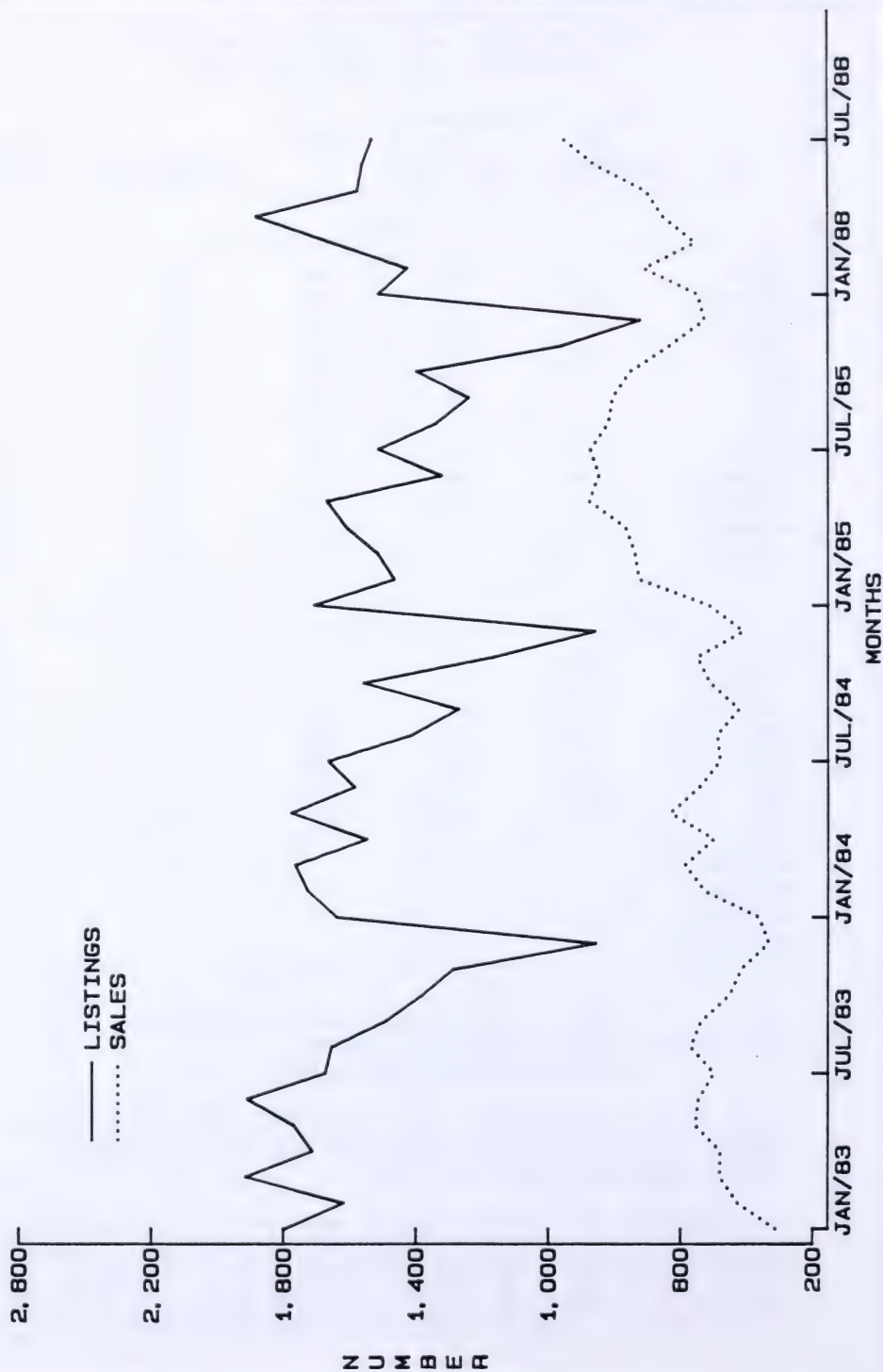


TABLE 17
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON				

1985				

	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER	1398	751	.54	69804
NOVEMBER	961	633	.66	73175
DECEMBER	721	526	.73	72381

1986				

JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL	1884	652	.35	73402
MAY	1577	704	.45	78837
JUNE	1563	857	.55	78503
JULY	1534	954	.62	74882
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE:	EDMONTON REAL ESTATE BOARD			
PREPARED BY:	ALBERTA MUNICIPAL AFFAIRS			
	HOUSING PLANNING SECRETARIAT			

FIGURE 14
LISTINGS AND SALES
CALGARY

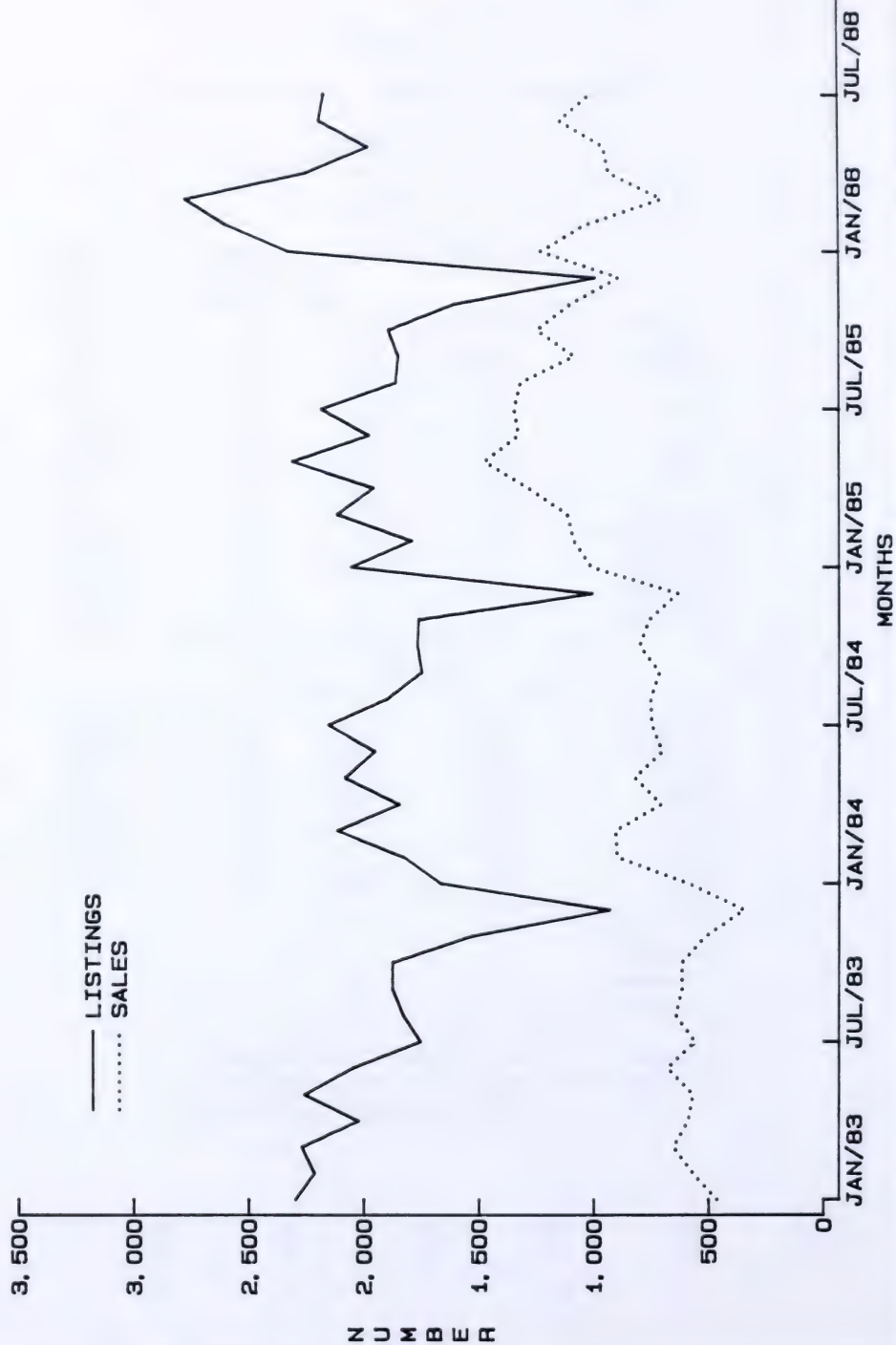


TABLE 18
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY				

1985				

	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER	1892	1245	.66	80370
NOVEMBER	1606	1096	.68	79815
DECEMBER	992	890	.90	81154

1986				

JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL	2255	933	.41	85863
MAY	1982	956	.48	89804
JUNE	2196	1147	.52	91524
JULY	2175	1013	.47	86305
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE:	CALGARY REAL ESTATE BOARD			
PREPARED BY:	ALBERTA MUNICIPAL AFFAIRS			
	HOUSING PLANNING SECRETARIAT			

FIGURE 15
AVERAGE SALE PRICES
CALGARY AND EDMONTON

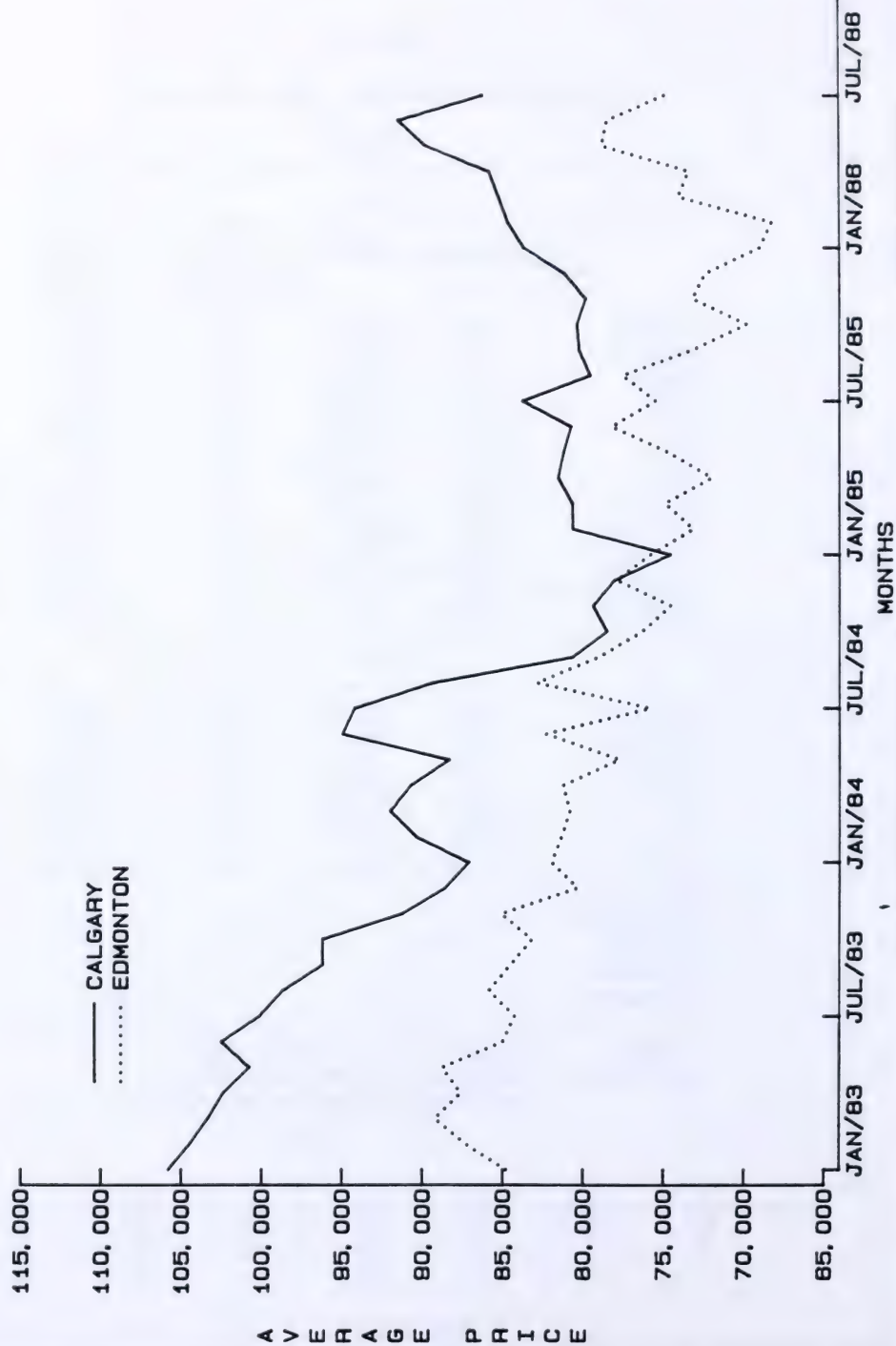


FIGURE 18
NEW HOUSING PRICE INDEXES
CALGARY AND EDMONTON
(1981=100)

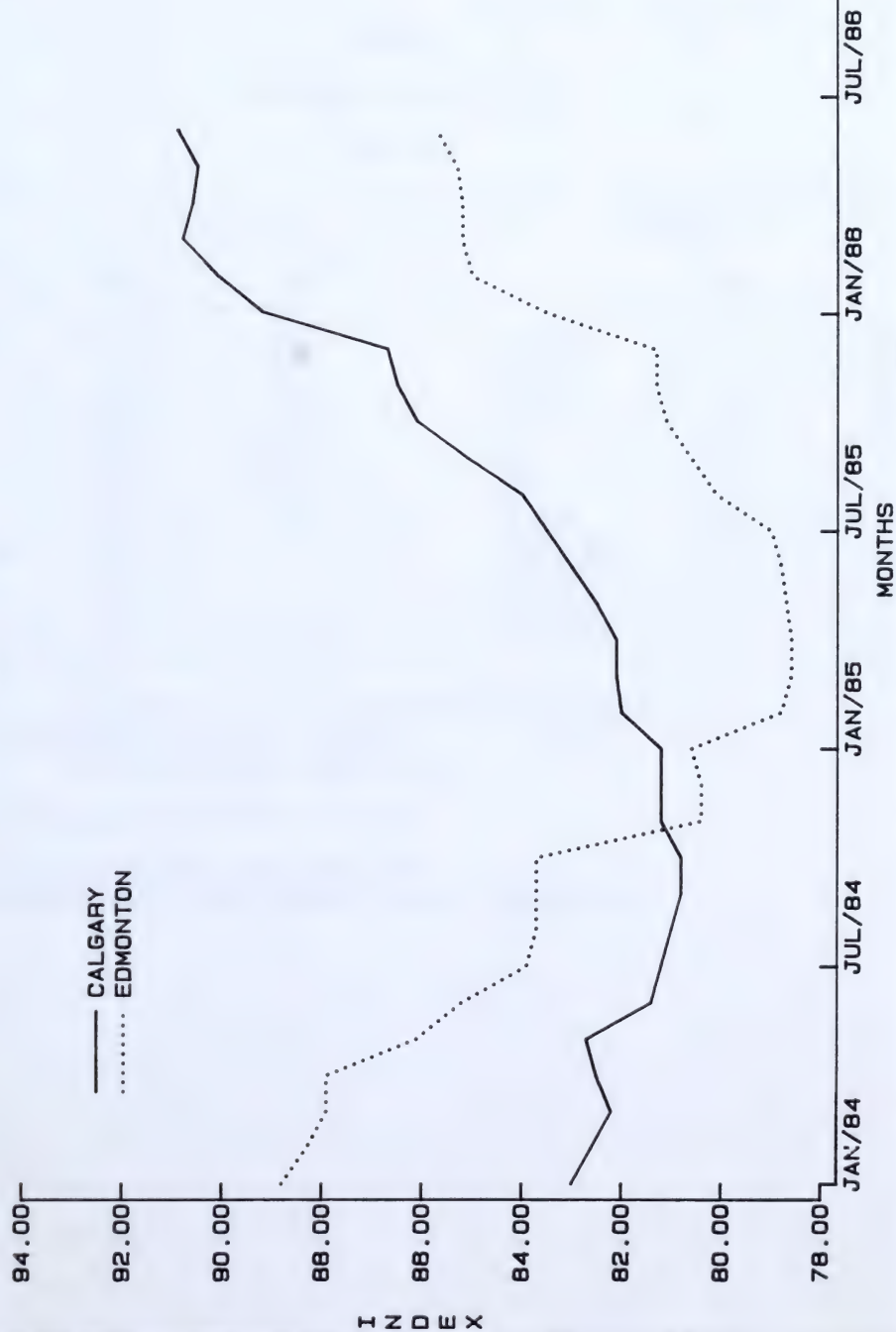


TABLE 19
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1985	1986		1985	1986
JANUARY	81.2	89.2	JANUARY	80.6	83.5
FEBRUARY	82.0	90.1	FEBRUARY	78.8	85.0
MARCH	82.1	90.8	MARCH	78.6	85.2
APRIL	82.1	90.6	APRIL	78.6	85.2
MAY	82.5	90.5	MAY	78.7	85.3
JUNE	83.0	90.9	JUNE	78.8	85.7
JULY	83.5		JULY	79.0	
AUGUST	84.0		AUGUST	80.1	
SEPTEMBER	85.1		SEPTEMBER	80.6	
OCTOBER	86.1		OCTOBER	81.1	
NOVEMBER	86.5		NOVEMBER	81.3	
DECEMBER	86.7		DECEMBER	81.3	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

RESIDENTIAL CONSTRUCTION IN ALBERTA

AUGUST 1986

Alberta

MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

RESIDENTIAL CONSTRUCTION

IN ALBERTA

AUGUST 1986

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

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* * * *

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* * * *

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* * * *

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Highlights

Urban Alberta

- ° Housing starts in August declined 22% to 489 units from 623 in August of 1985. This marks the third consecutive month that a year to year decrease has been recorded.
- ° However, total starts to date increased 25% to 4,234 units from 3,386 a year ago. Single family starts were up 19% while multiples were 110% higher than last year.
- ° Housing under construction in August decreased again to 1,918 units from 2,011 the month before, a drop of 19% compared to August 1985.
- ° The number of building permits issued in Urban Alberta continued to trend downward to 545 units in August, down 12% over the same period last year.

Calgary

- ° For the second straight month, Calgary's starts declined over the same period last year. Total starts of 176 units in August were 28% below last year's level.
- ° Total starts for the year are still ahead of last year's level by 38% (1,608 units compared to 1,164 for 1985) due to increases during the first half of the year. 102 multiples were started for the first eight months of this year compared to only 7 for 1985.
- ° Housing under construction decreased slightly to 771 units from 797 the month before. Inventory of newly completed and unoccupied housing also decreased to 285 units despite a fairly high rate of absorption.
- ° Building permits fell to 172 units (169 singles and 3 multiples) in August, down 38% over the same month last year.

- ° Resale housing market activities decreased again last month with 997 units sold, down 24% over August 1985.
- ° The average selling price also decreased to \$84,905 from \$86,305 last month. The new housing price index remained at 90.9 in July.

Edmonton

- ° Edmonton's housing starts in August (213 units) were 28% lower than in the same period last year.
- ° Total starts to date, however, still showed an 18% increase to 1,814 units compared to 1,533 in 1985. Both single and multiple family starts showed increases.
- ° Housing under construction dropped to 797 units from 836 units in July. However, inventory of newly completed and unoccupied units increased to 190 units while the rate of absorption slid to 55% compared to 62% the month before.
- ° In the resale market, the number of houses sold dropped 13% over August 1985 to 711 units. The ratio of sales to listings also dropped to .52 compared to .61 last year.
- ° However, the average resale house price increased to \$79,176 from \$74,882 last month. The new housing price index remained at 85.7 in July, after several months of increases.

TABLE 1

AUG-86

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	130	0	0	46	176	-28
CAMROSE	6	0	0	0	6	20
EDMONTON N.A.	200	8	4	1	213	-28
FORT McMURRAY	1	2	0	0	3	-85
GRANDE PRAIRIE	13	0	0	0	13	-41
LE DUC	2	0	0	0	2	-50
LETHBRIDGE	22	0	3	0	25	*
LLOYDMINSTER (ALTA. PART)	0	0	0	0	0	-100
MEDICINE HAT	9	0	0	0	9	*
RED DEER	20	0	0	12	32	23
SPRUCE GROVE	10	0	0	0	10	233
TOTAL	413	10	7	59	489	-22

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 1
CUMULATIVE HOUSING STARTS
CALGARY AND EDMONTON

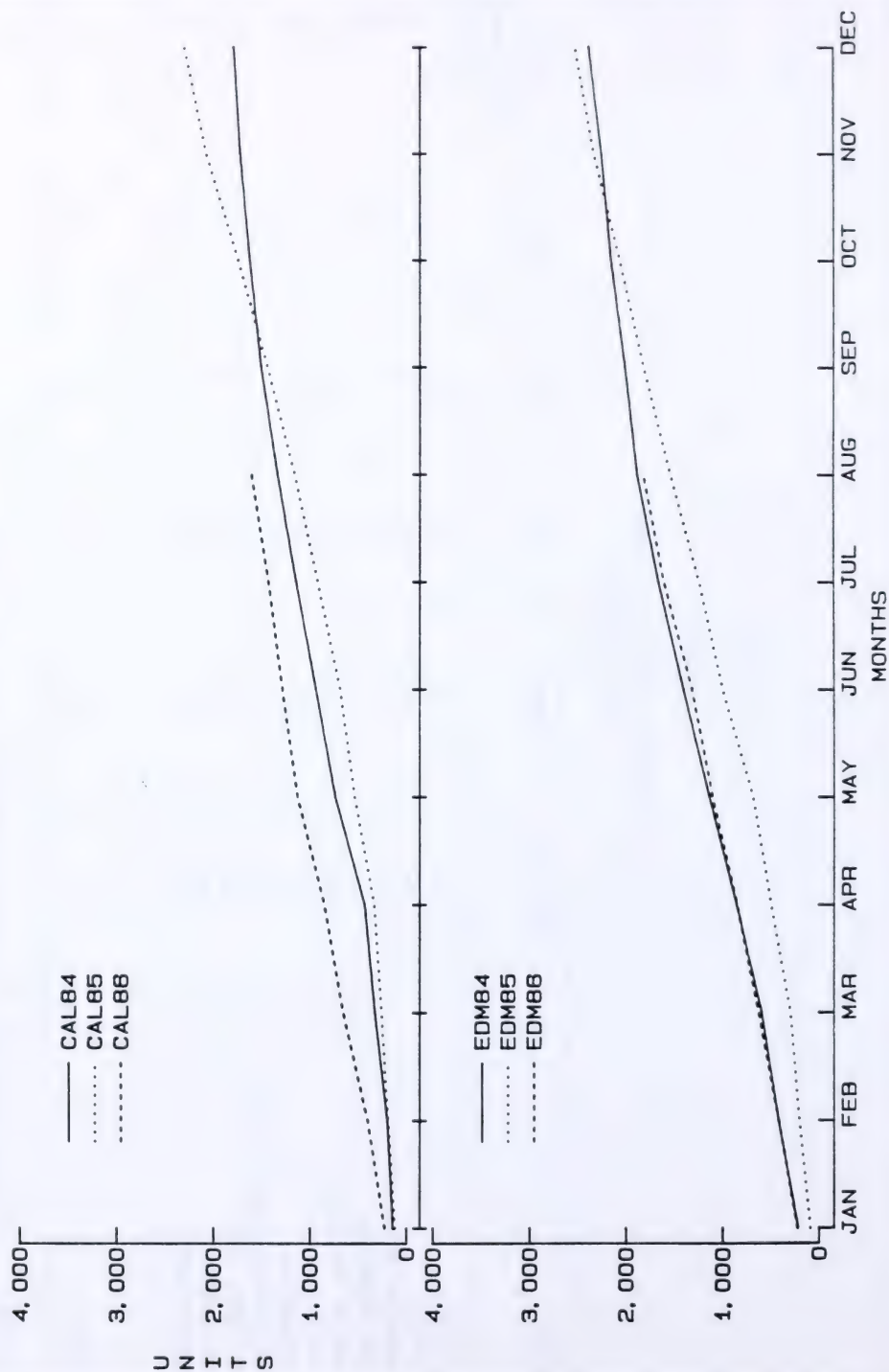


TABLE 2

AUG-86

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT		TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986
CALGARY	1157	1506	2	30	5	11	0	61	1164	1608
CAMROSE	19	18	0	0	0	0	0	0	19	18
EDMONTON M.A.	1429	1628	24	95	21	80	59	11	1533	1814
FORT MCMURRAY	165	18	0	2	0	0	0	12	165	32
GRANDE PRAIRIE	99	124	0	0	0	0	0	0	99	124
LEDUC	19	16	0	0	0	5	0	0	19	21
LETHBRIDGE	54	121	8	6	0	3	18	8	80	138
LLOYDMINSTER (ALTA. PART)	57	46	0	2	0	0	80	14	137	62
MEDICINE HAT	35	90	0	2	0	29	0	0	35	121
RED DEER	98	135	2	4	16	107	0	12	116	258
SPRUCE GROVE	19	38	0	0	0	0	0	0	19	38
TOTAL	3151	3740	36	141	42	235	157	118	3386	4234
PERCENT CHANGE BY TYPE		19		292		460		-25		25

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 2
TOTAL NUMBER OF STARTS EACH MONTH
URBAN ALBERTA

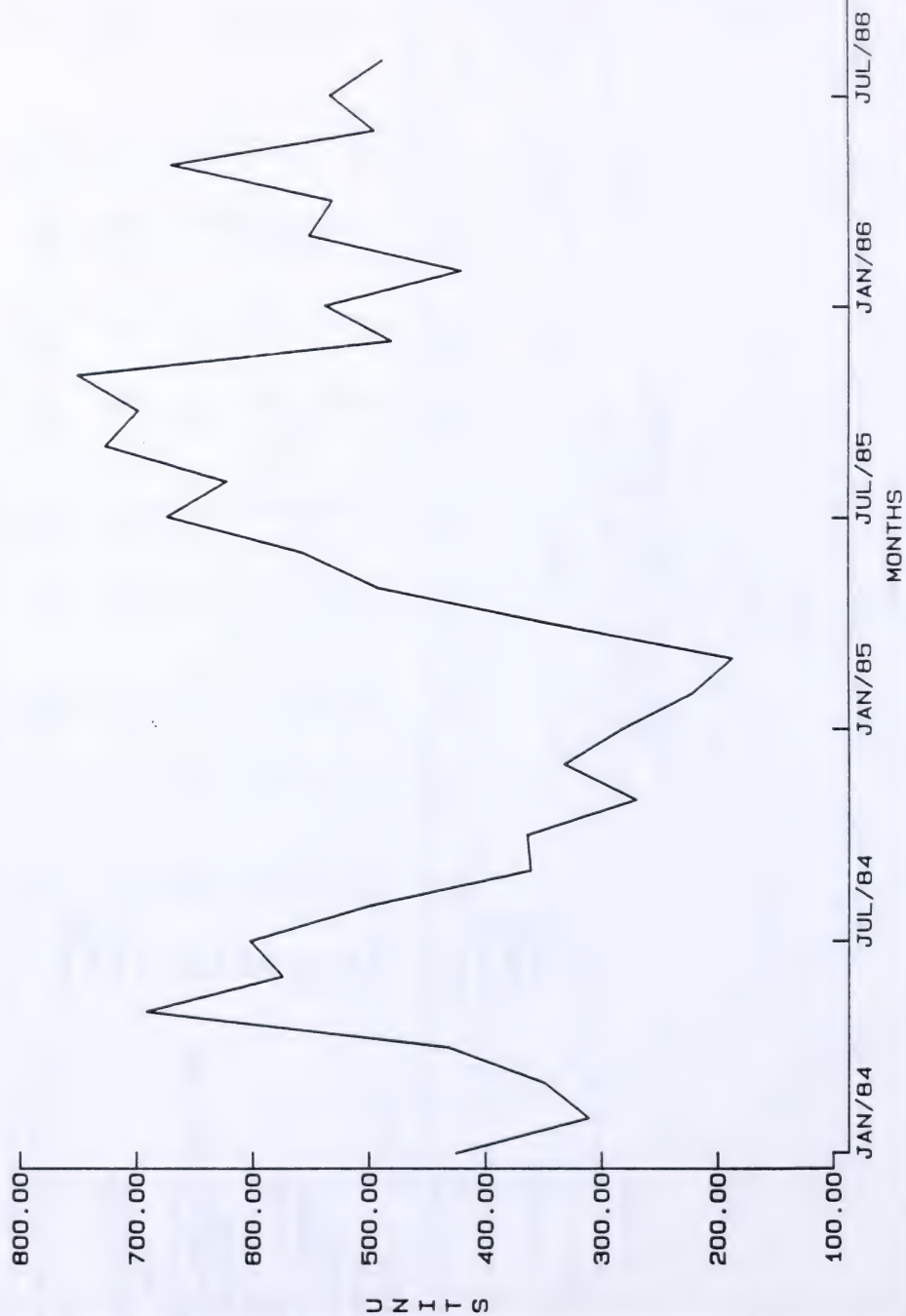


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	282	538	91
FEBRUARY	222	421	90
MARCH	187	553	196
APRIL	347	532	53
MAY	493	671	36
JUNE	558	496	-11
JULY	674	534	-21
AUGUST	623	489	-22
SEPTEMBER	727		
OCTOBER	699		
NOVEMBER	751		
DECEMBER	481		
TOTAL	6044	4234	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
URBAN ALBERTA

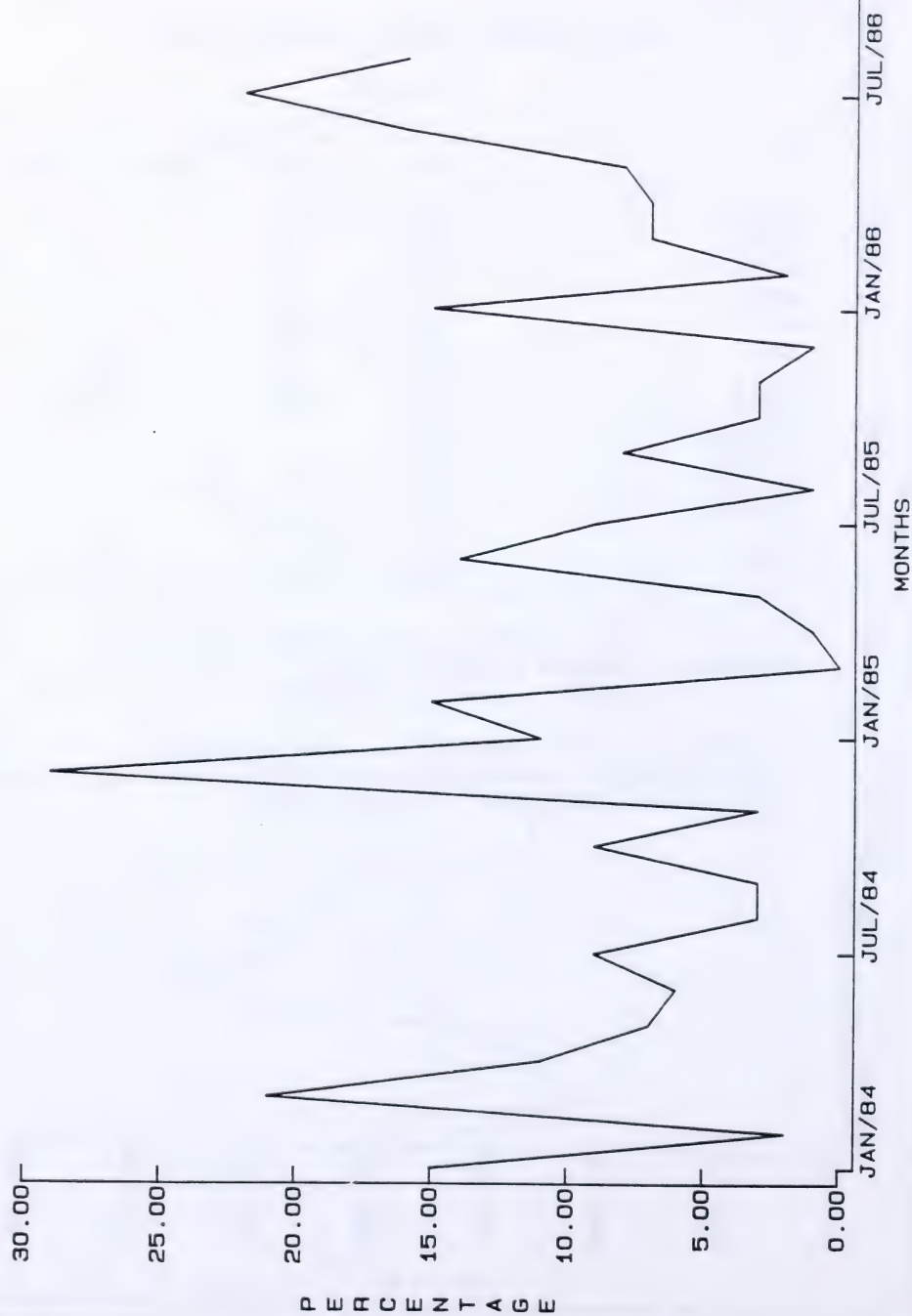


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1985-1986				
1985				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	674	612	62	9
AUGUST	623	615	8	1
SEPTEMBER	727	668	59	8
OCTOBER	699	679	20	3
NOVEMBER	751	726	25	3
DECEMBER	481	477	4	1
TOTAL	6044	5701	343	6
1986				
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH	553	513	40	7
APRIL	532	496	36	7
MAY	671	614	57	8
JUNE	496	417	79	16
JULY	534	416	118	22
AUGUST	489	413	76	16
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	4234	3740	494	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
 MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
EDMONTON AND CALGARY

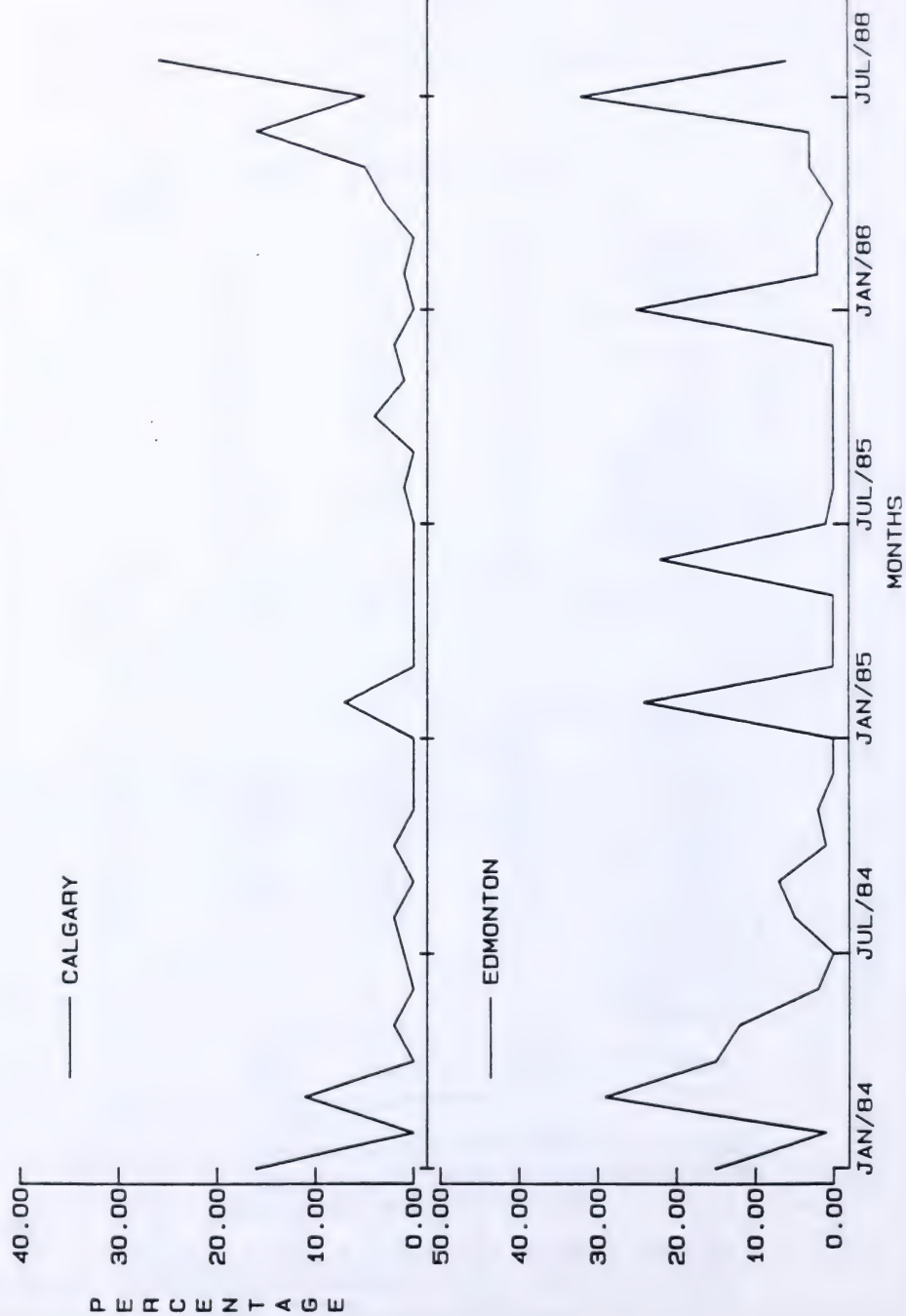


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

CALGARY					EDMONTON (METRO)				
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	1985	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	
JANUARY	118	0	0		JANUARY	90	0	0	
FEBRUARY	73	5	7		FEBRUARY	116	88	28	24
MARCH	66	0	0		MARCH	90	0	0	0
APRIL	76	0	0		APRIL	200	0	0	0
MAY	202	0	0		MAY	185	0	0	0
JUNE	152	0	0		JUNE	313	245	68	22
JULY	234	0	0		JULY	243	241	2	1
AUGUST	243	2	1		AUGUST	296	290	6	2
SEPTEMBER	283	0	0		SEPTEMBER	278	0	0	0
OCTOBER	304	11	4		OCTOBER	251	0	0	0
NOVEMBER	336	2	1		NOVEMBER	270	0	0	0
DECEMBER	231	4	2		DECEMBER	196	196	0	0
TOTAL	2318	24	1		TOTAL	2528	2424	104	4
CALGARY					EDMONTON (METRO)				
JANUARY	225	0	0		JANUARY	225	168	57	25
FEBRUARY	177	2	1		FEBRUARY	195	191	4	2
MARCH	251	0	0		MARCH	207	203	4	2
APRIL	196	6	3		APRIL	222	221	1	0
MAY	278	15	5		MAY	252	244	8	3
JUNE	159	25	16		JUNE	212	206	6	3
JULY	146	8	5		JULY	288	195	93	32
AUGUST	176	46	26		AUGUST	213	200	13	6
SEPTEMBER					SEPTEMBER				
OCTOBER					OCTOBER				
NOVEMBER					NOVEMBER				
DECEMBER					DECEMBER				
TOTAL	1608	102			TOTAL	1814	1628	186	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5
QUARTERLY HOUSING STARTS IN ALBERTA

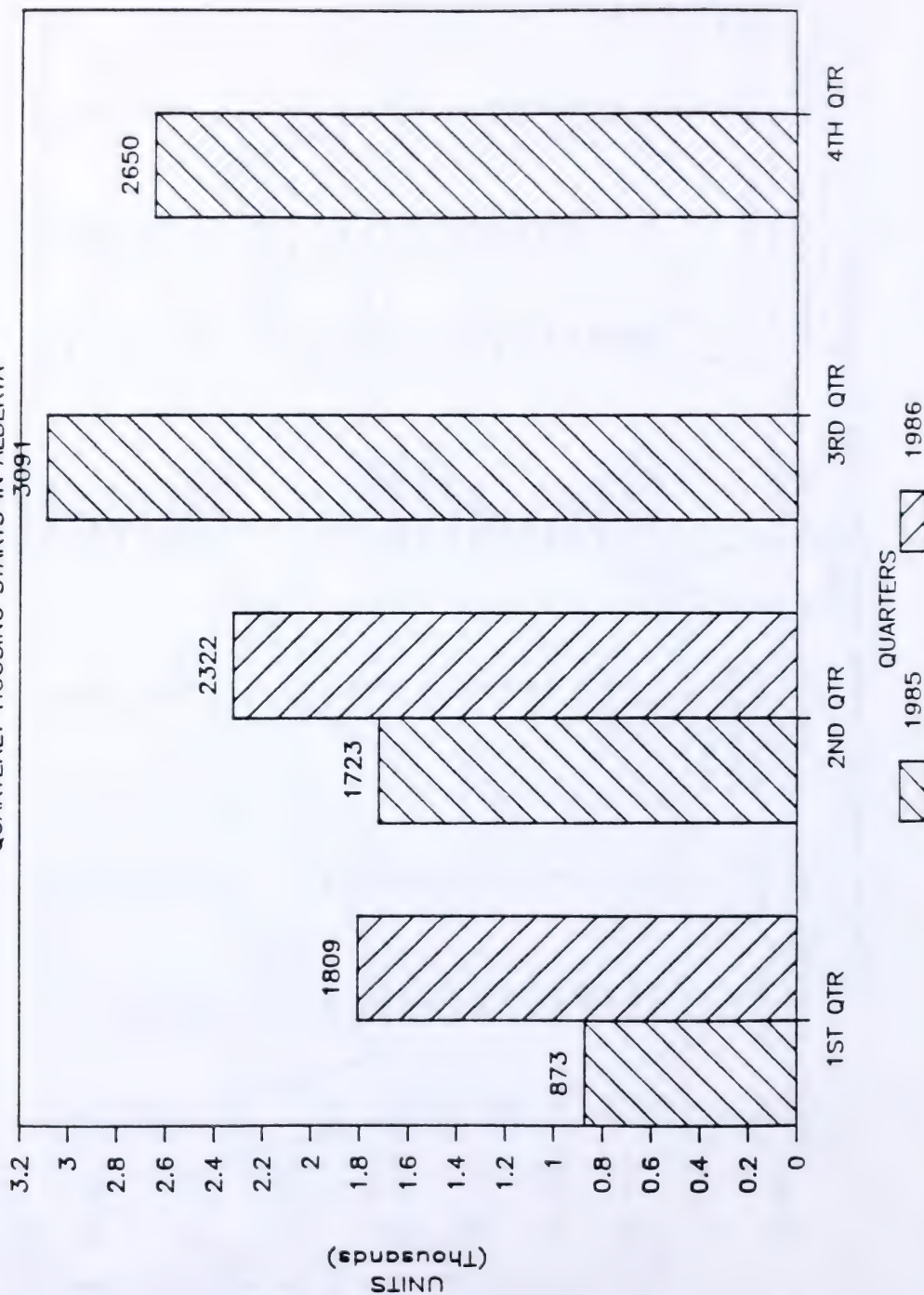


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1985 - 1986		
	1985	1986	PERCENT CHANGE
FIRST QUARTER	873	1809	107
SECOND QUARTER	1723	2322	35
THIRD QUARTER	3091		
FOURTH QUARTER	2650		
	----	----	----
TOTAL	8337	4131	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

TABLE 7

AUG-86

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	206	4	0	0	210	-1
CAMROSE	5	0	0	0	5	0
EDMONTON M.A.	247	4	0	0	251	-15
FORT MCMURRAY	4	0	0	0	4	-92
GRANDE PRAIRIE	25	0	0	0	25	19
LEDUC	1	0	0	0	1	-50
LETHBRIDGE	16	0	0	0	16	*
LLOYDMINSTER(ALTA. PART)	16	0	0	0	16	433
MEDICINE HAT	12	0	0	0	12	*
RED DEER	10	0	18	0	28	0
SPRUCE GROVE	6	0	0	0	6	100
TOTAL	548	8	18	0	574	-9

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

TABLE 8

AUG-86

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	661	18	11	81	771	-17
CAMROSE	11	0	0	0	11	-85
EDMONTON M.A.	681	62	47	7	797	-20
FORT MCMURRAY	5	2	0	12	19	-68
GRANDE PRAIRIE	39	0	0	0	39	-11
LEDUC	5	0	5	0	10	25
LETHBRIDGE	66	4	0	8	78	-7
LLOYDMINSTER (ALTA. PART)	15	2	0	0	17	-69
MEDICINE HAT	41	0	29	0	70	8
RED DEER	37	0	52	0	89	170
SPRUCE GROVE	17	0	0	0	17	89
TOTAL	1578	88	144	108	1918	-19

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 8
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
CALGARY

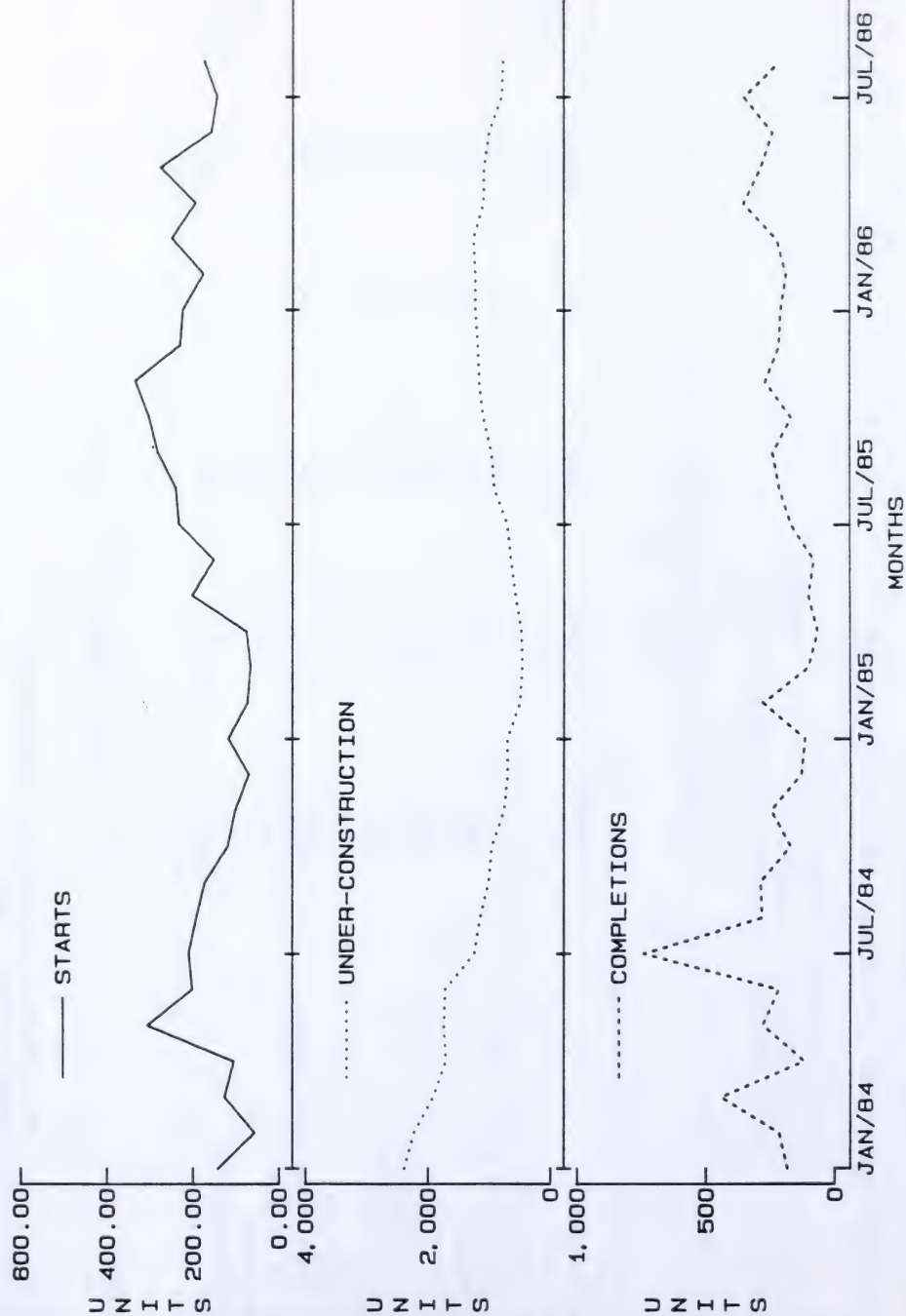


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1985			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	647
JULY	234	169	711
AUGUST	243	213	925
SEPTEMBER	283	239	969
OCTOBER	304	167	1105
NOVEMBER	336	269	1172
DECEMBER	231	214	1189

1986			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH	251	224	1258
APRIL	196	353	1096
MAY	278	287	1084
JUNE	159	240	1001
JULY	146	350	797
AUGUST	176	210	771
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
EDMONTON

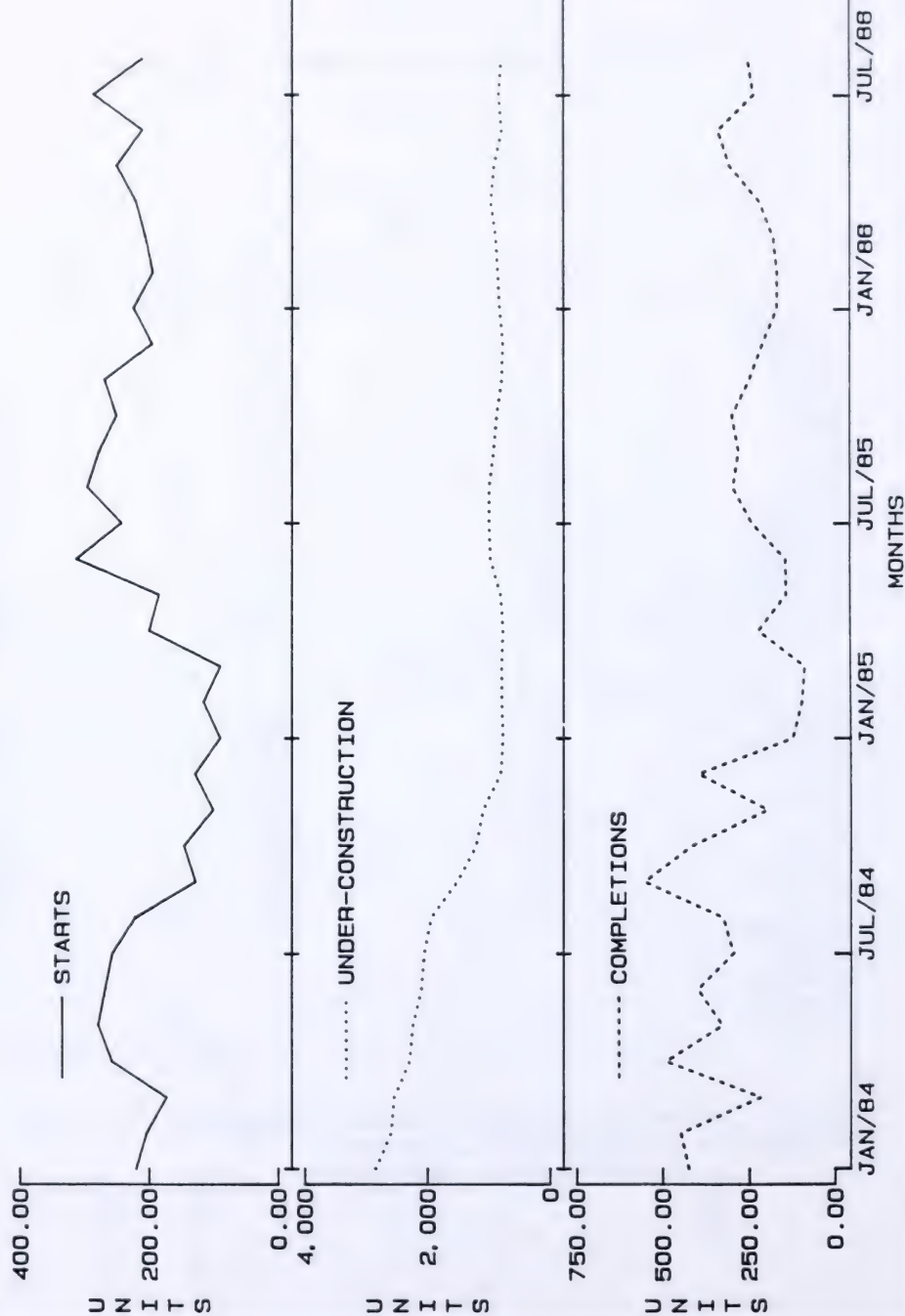


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1985			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	90	122	769
FEBRUARY	116	95	787
MARCH	90	87	790
APRIL	200	222	768
MAY	185	141	811
JUNE	313	143	980
JULY	243	240	999
AUGUST	296	296	998
SEPTEMBER	278	278	923
OCTOBER	251	298	873
NOVEMBER	270	248	790
DECEMBER	196	210	771

1986			

JANUARY	225	167	823
FEBRUARY	195	166	855
MARCH	207	178	886
APRIL	222	217	966
MAY	252	304	912
JUNE	212	339	787
JULY	288	235	836
AUGUST	213	251	797
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH
URBAN ALBERTA

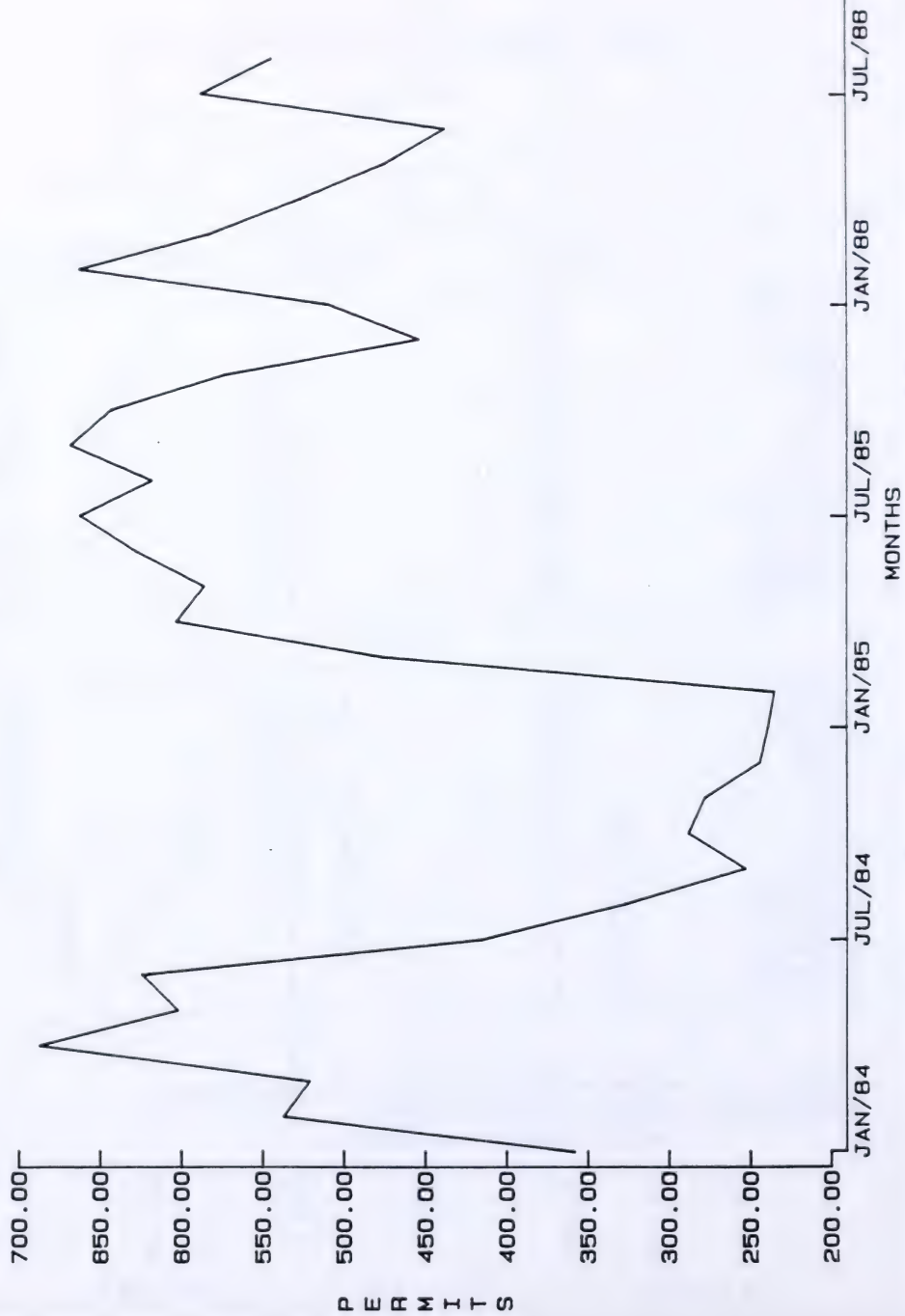


FIGURE 9
CUMULATIVE RESIDENTIAL BUILDING PERMITS
CALGARY AND EDMONTON

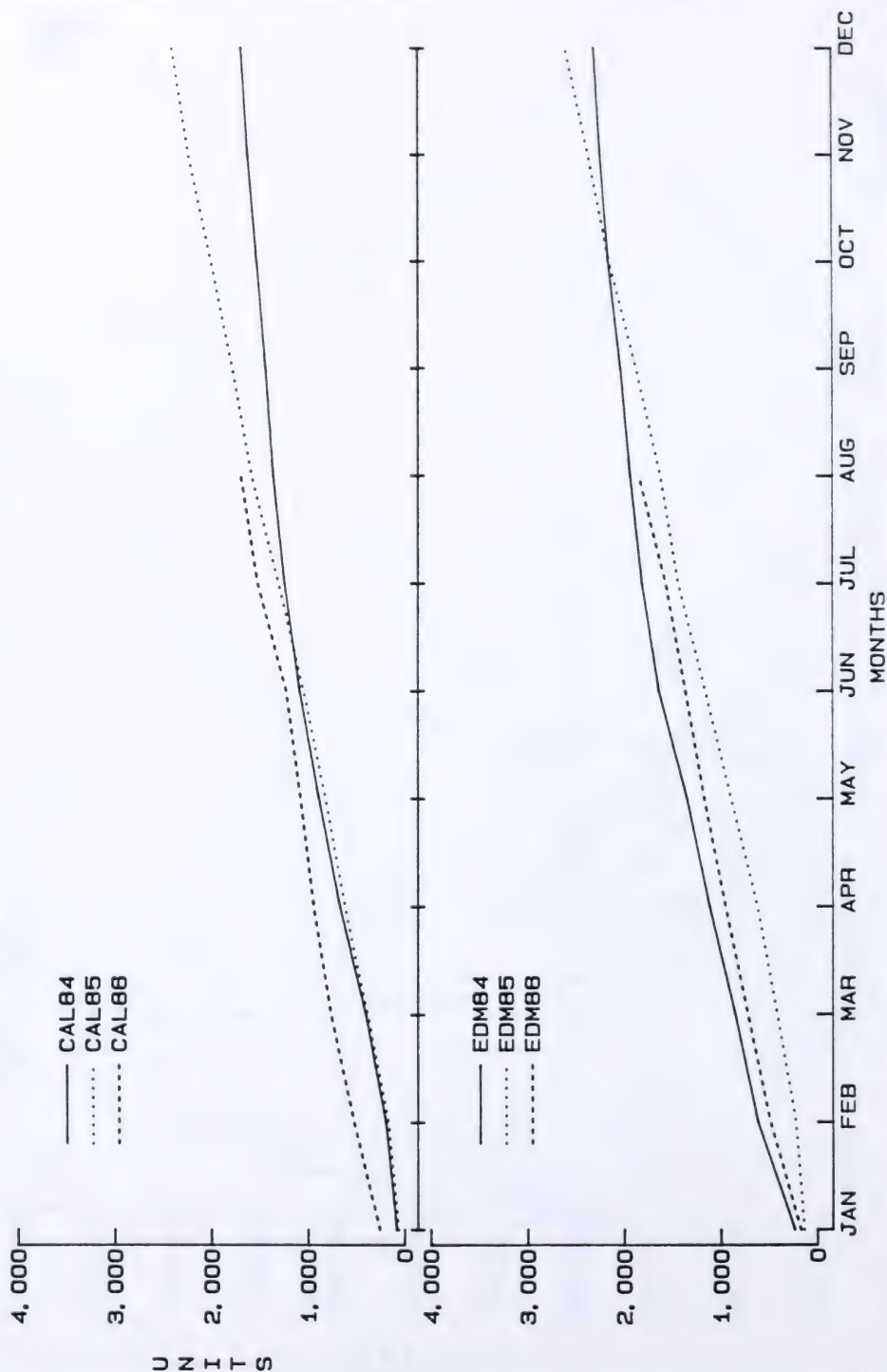


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY		CAMROSE		EDMONTON (METRO)		FORT MCMURRAY		GRAND PRAIRIE		LEDUC		LETHBRIDGE		LLOYDMIN. (ALTA.PART)		MEDICINE HAT		RED DEER		SPRUCE GROVE	
	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986
JANUARY	65	257	2	0	139	175	3	13	5	4	2	2	5	7	15	21	0	10	2	19	1	2
FEBRUARY	168	522	2	1	228	491	17	16	8	22	3	4	7	11	26	35	2	20	11	45	2	6
MARCH	383	759	4	3	419	722	33	18	16	34	7	4	15	28	33	43	5	62	31	73	5	10
APRIL	618	941	9	6	623	955	67	20	34	57	9	7	37	58	82	48	10	79	59	97	6	15
MAY	820	1077	11	8	896	1172	104	22	42	69	14	11	54	74	100	58	17	94	74	152	8	21
JUNE	1046	1226	13	10	1162	1367	137	23	61	88	16	17	72	104	131	68	25	104	90	165	15	24
JULY	1304	1521	18	16	1440	1568	157	25	81	100	19	19	87	129	154	72	42	115	109	187	19	32
AUGUST	1583	1693	20	21	1621	1843	218	28	103	113	21	19	95	141	178	87	51	134	135	217	23	33
SEPTEMBER	1784		23		1870		244		117		30		110		286		70		156		26	
OCTOBER	2007		26		2150		261		149		34		116		328		87		172		29	
NOVEMBER	2243		27		2366		263		163		34		130		397		94		185		30	
DECEMBER	2418		27		2604		269		165		37		137		402		97		197		33	
PERCENT CHANGE		7		5		14		-87		10		-10		48		-51		163		61		43
TOTAL																						
YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE									
1985	239	474	951	1554	2140	2768	3430	4048	4716	5359	5932	6386										
1986	510	1173	1756	2283	2758	3196	3784	4329					7									

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 10
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED
URBAN ALBERTA

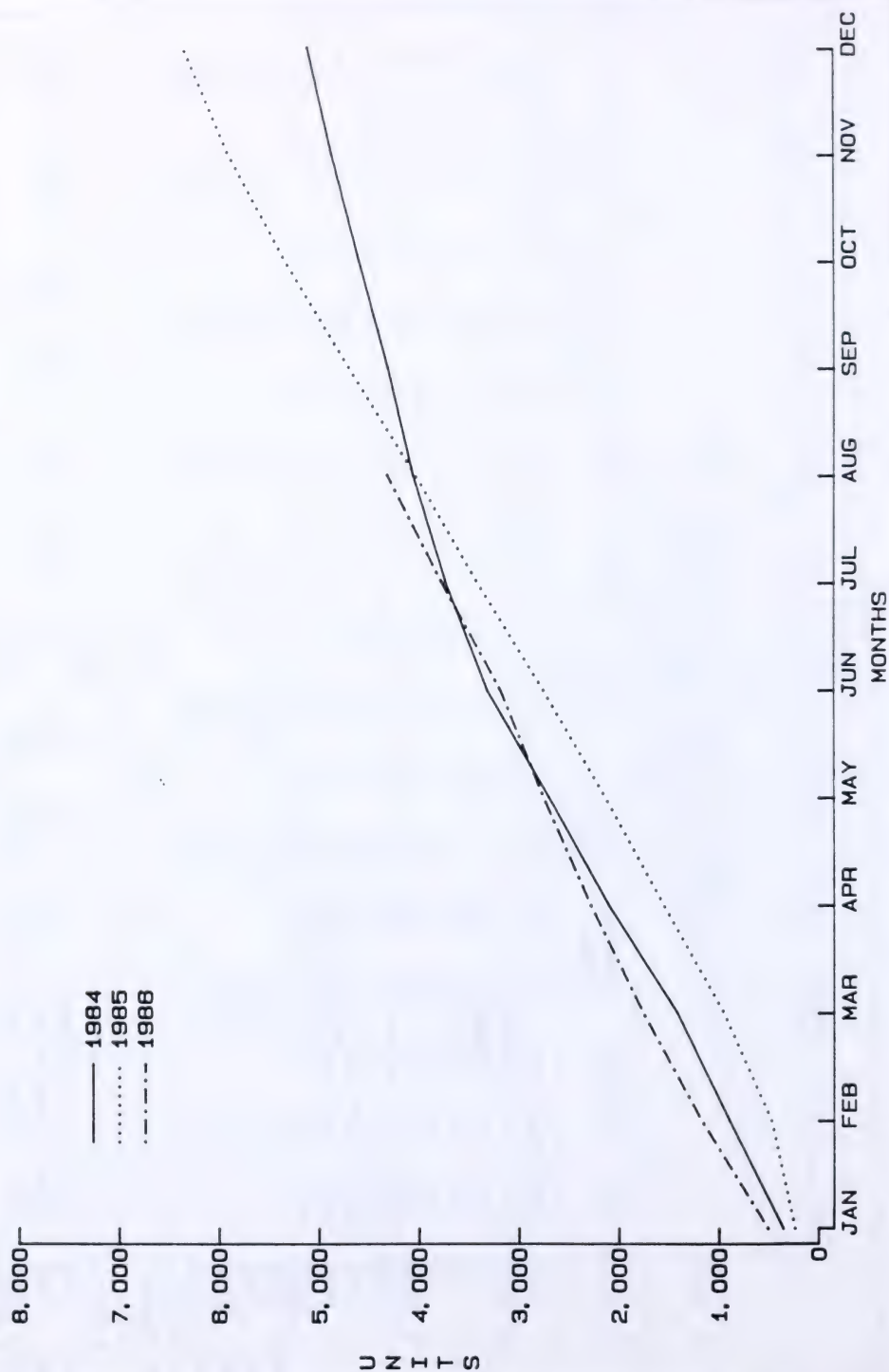


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	239	510	113
FEBRUARY	235	663	182
MARCH	477	583	22
APRIL	603	527	-13
MAY	586	475	-19
JUNE	628	438	-30
JULY	662	588	-11
AUGUST	618	545	-12
SEPTEMBER	668		
OCTOBER	643		
NOVEMBER	573		
DECEMBER	454		
TOTAL	6386	4329	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

TABLE 14
RESIDENTIAL BUILDING PERMITS
SELECTED RURAL AREAS

	SINGLES			MULTI			TOTAL		
	YEAR TO DATE		PERCENT CHANGE OVER 1985	YEAR TO DATE		PERCENT CHANGE OVER 1985	YEAR TO DATE		PERCENT CHANGE OVER 1985
	AUGUST-86	1986		AUGUST-86	1986		AUGUST-86	1986	
BONNYVILLE	0	11	-80	0	126	641	0	137	93
COLD LAKE	3	26	-62	0	42	-73	3	68	-70
GRAND CENTRE	0	25	67	0	0	-100	0	25	-53
ELK POINT	0	3	-91	0	0	-100	0	3	-98
ST. PAUL	0	15	-25	0	3	*	0	18	-10

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 11
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
EDMONTON METRO

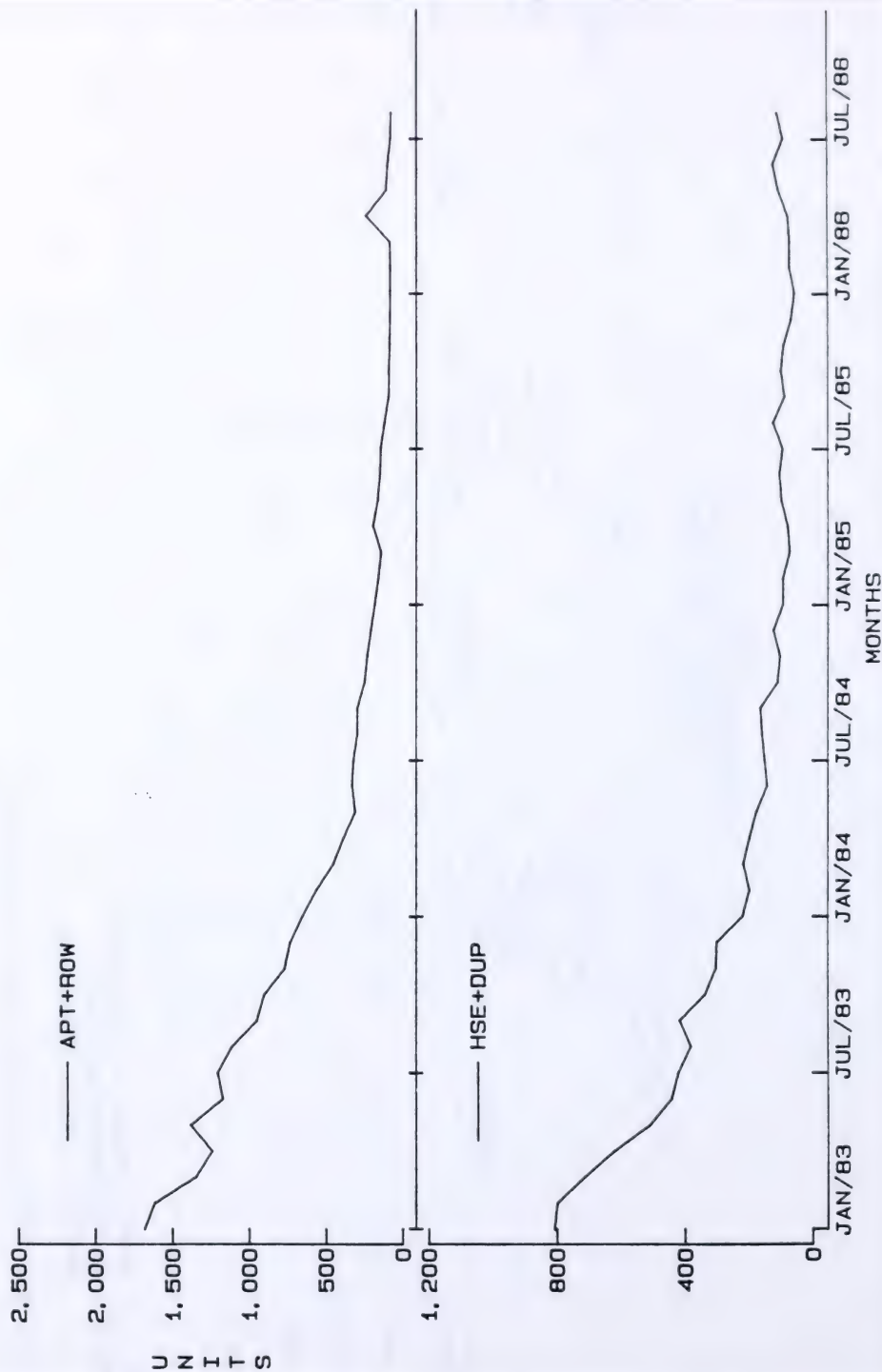


TABLE 15

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1985					
JANUARY	93	184	277	122	39
FEBRUARY	93	161	254	95	32
MARCH	72	143	215	87	37
APRIL	78	195	273	222	38
MAY	98	165	263	141	36
JUNE	104	151	255	143	37
JULY	94	146	240	240	52
AUGUST	124	121	245	296	54
SEPTEMBER	89	94	183	278	65
OCTOBER	100	93	193	298	60
NOVEMBER	100	87	187	248	58
DECEMBER	68	85	153	210	61

1986					
JANUARY	57	84	141	167	56
FEBRUARY	73	84	157	166	49
MARCH	72	87	159	178	53
APRIL	78	74	152	217	60
MAY	107	111	218	304	52
JUNE	124	101	225	339	60
JULY	92	83	175	235	62
AUGUST	111	79	190	251	55
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
 ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
 PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
CALGARY

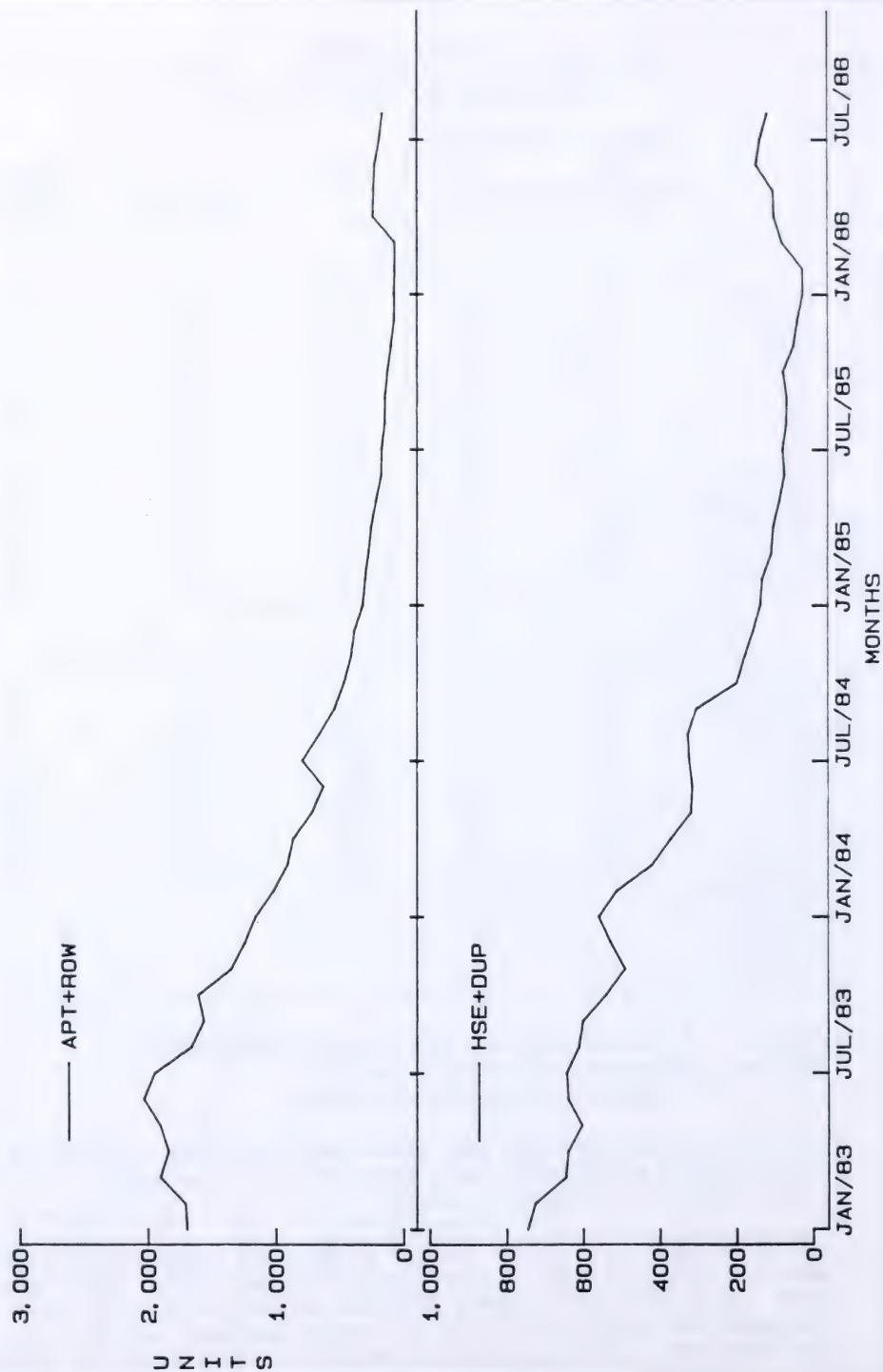


TABLE 16

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1985					
JANUARY	137	322	459	115	30
FEBRUARY	132	302	434	277	41
MARCH	108	276	384	101	28
APRIL	103	255	358	65	20
MAY	87	218	305	101	34
JUNE	74	176	250	79	35
JULY	79	172	251	169	40
AUGUST	69	148	217	213	53
SEPTEMBER	68	146	214	239	53
OCTOBER	78	127	205	167	46
NOVEMBER	50	100	150	269	68
DECEMBER	40	75	115	214	68

1986					
JANUARY	26	74	100	208	69
FEBRUARY	27	70	97	187	66
MARCH	80	70	150	224	53
APRIL	101	242	343	353	32
MAY	103	236	339	287	46
JUNE	147	227	374	240	35
JULY	137	190	327	350	55
AUGUST	118	167	285	210	47
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

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 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13
LISTINGS AND SALES
EDMONTON METRO

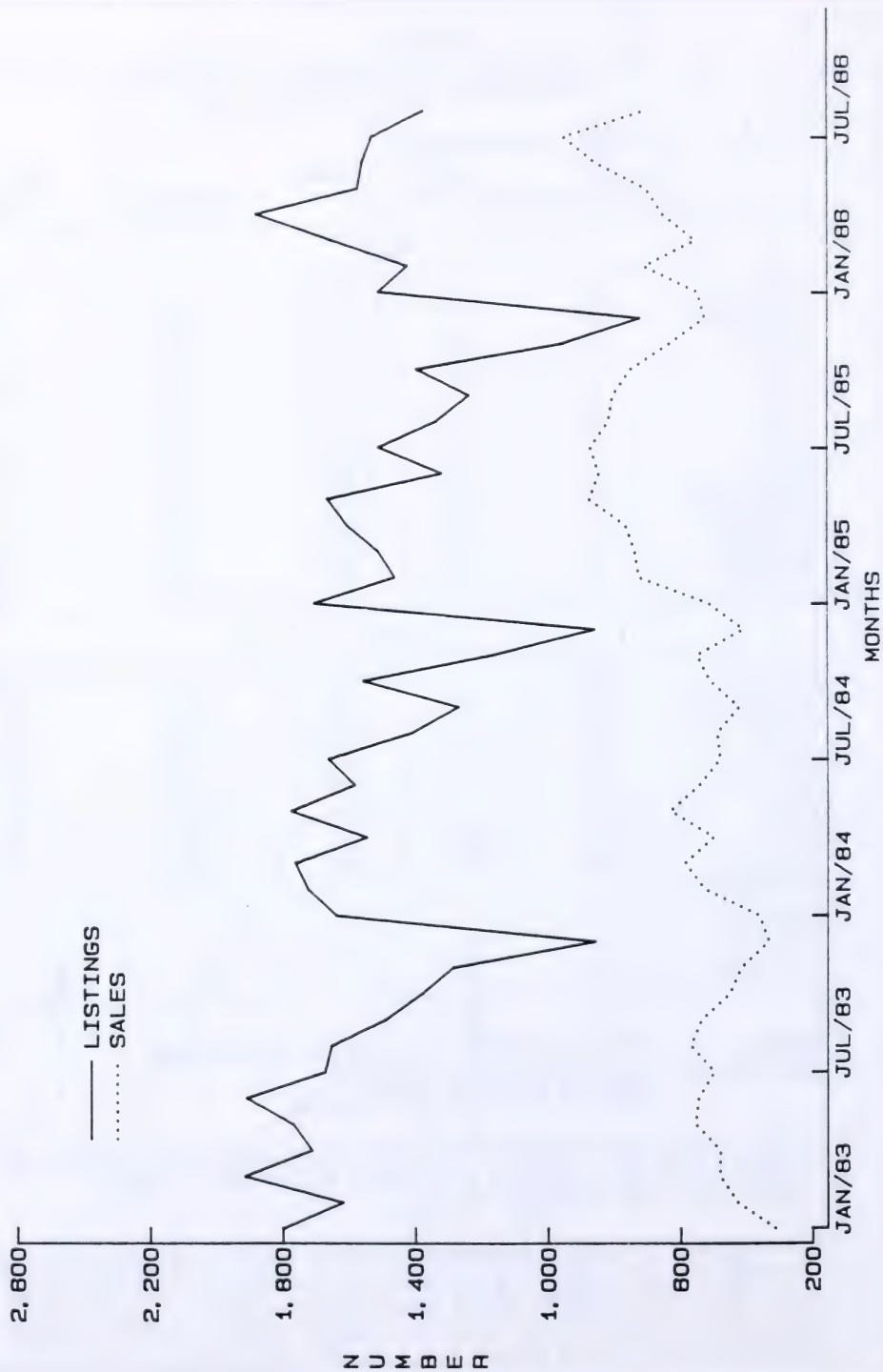


TABLE 17
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON				

1985				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER	1398	751	.54	69804
NOVEMBER	961	633	.66	73175
DECEMBER	721	526	.73	72381

1986				
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL	1884	652	.35	73402
MAY	1577	704	.45	78837
JUNE	1563	857	.55	78503
JULY	1534	954	.62	74882
AUGUST	1380	711	.52	79176
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE:	EDMONTON REAL ESTATE BOARD			
PREPARED BY:	ALBERTA MUNICIPAL AFFAIRS			
	HOUSING PLANNING SECRETARIAT			

FIGURE 14
LISTINGS AND SALES
CALGARY

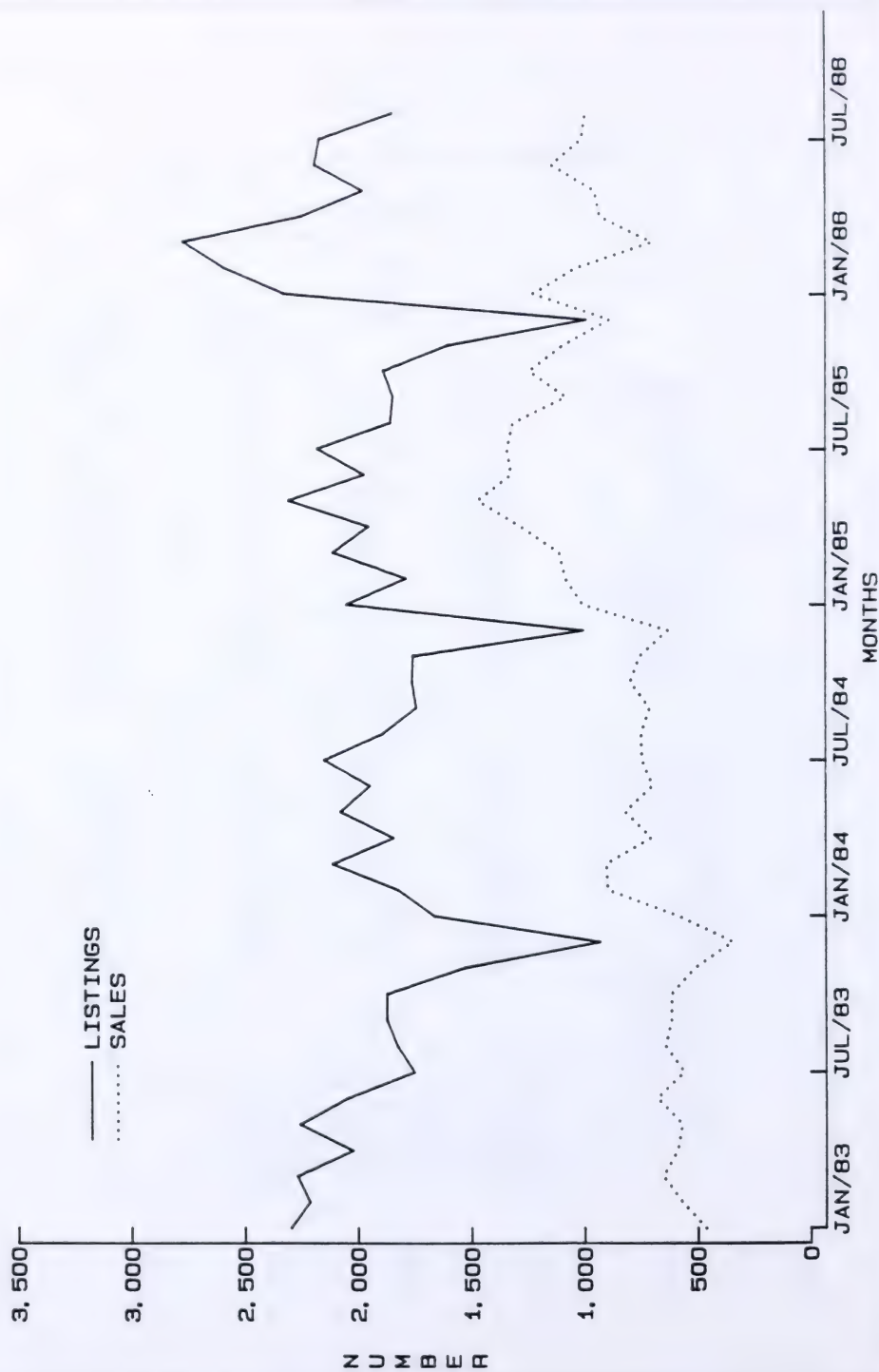


TABLE 18

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1985				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER	1892	1245	.66	80370
NOVEMBER	1606	1096	.68	79815
DECEMBER	992	890	.90	81154

1986				
JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL	2255	933	.41	85863
MAY	1982	956	.48	89804
JUNE	2196	1147	.52	91524
JULY	2175	1013	.47	86305
AUGUST	1854	997	.54	84905
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE:	CALGARY REAL ESTATE BOARD			
PREPARED BY:	ALBERTA MUNICIPAL AFFAIRS			
	HOUSING PLANNING SECRETARIAT			

FIGURE 15
AVERAGE SALE PRICES
CALGARY AND EDMONTON

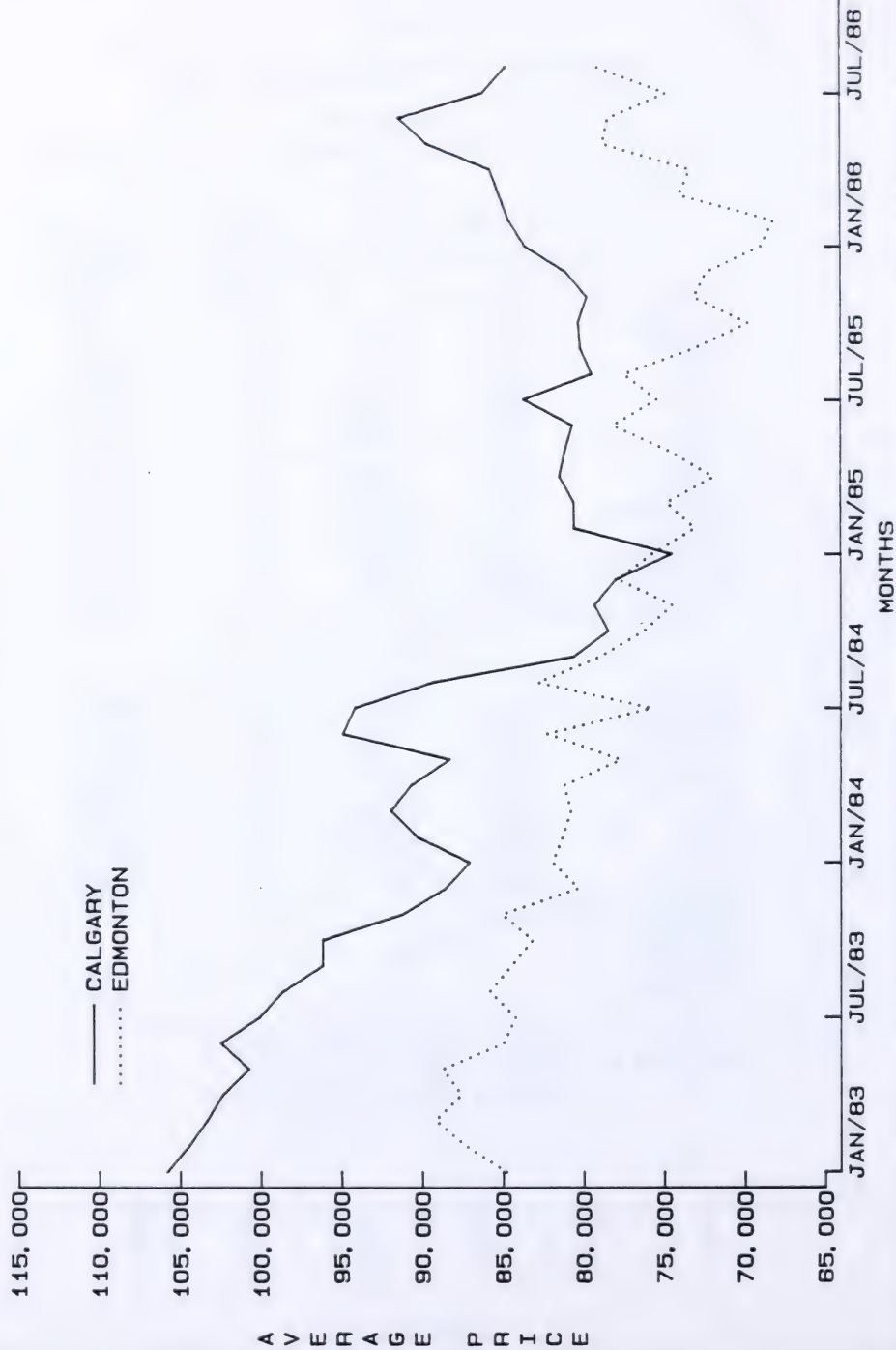


FIGURE 18
NEW HOUSING PRICE INDEXES
CALGARY AND EDMONTON
(1981=100)

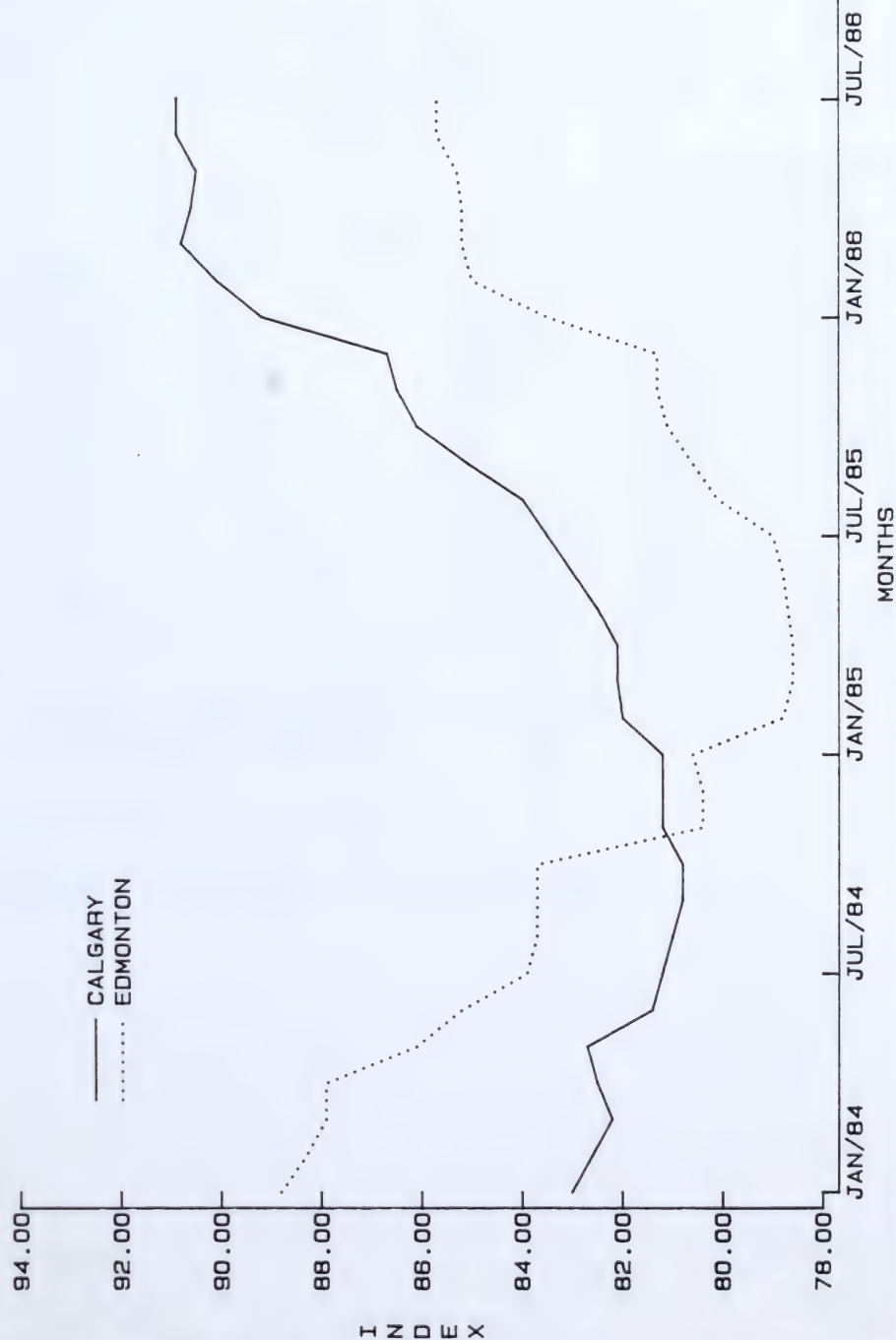


TABLE 19
NEW HOUSING PRICE INDICES*

1981=100

CALGARY**			EDMONTON***		
	1985	1986		1985	1986
JANUARY	81.2	89.2	JANUARY	80.6	83.5
FEBRUARY	82.0	90.1	FEBRUARY	78.8	85.0
MARCH	82.1	90.8	MARCH	78.6	85.2
APRIL	82.1	90.6	APRIL	78.6	85.2
MAY	82.5	90.5	MAY	78.7	85.3
JUNE	83.0	90.9	JUNE	78.8	85.7
JULY	83.5	90.9	JULY	79.0	85.7
AUGUST	84.0		AUGUST	80.1	
SEPTEMBER	85.1		SEPTEMBER	80.6	
OCTOBER	86.1		OCTOBER	81.1	
NOVEMBER	86.5		NOVEMBER	81.3	
DECEMBER	86.7		DECEMBER	81.3	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

NOV 10 1986

RESIDENTIAL CONSTRUCTION IN ALBERTA

SEPTEMBER 1986

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

RESIDENTIAL CONSTRUCTION

IN ALBERTA

SEPTEMBER 1986

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

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Highlights

Urban Alberta

- ° For the fourth straight month, housing starts in September declined from the previous year to 437 units, down 40% from 727 units in September 1985.
- ° However, total starts to date are still 14% higher than September 1985. Both singles and multiples were up 9% and 74% respectively.
- ° Housing under construction in September continued to decrease to 1,880 units from 1,907 the month before, a drop of 22% compared to the same period last year.
- ° After five straight months of declined, the number of building permits issued in Urban Alberta jumped 8% from last year to 722 units. Total building permits to date are 7% ahead of last year.

Calgary

- ° Calgary's starts dropped to 169 units last month, a 40% decrease from September 1985.
- ° Total starts for the year, however, increased by 23% to 1,777 units from 1,447 for 1985. Singles family starts increased by 15% while multiples jumped 1586%.
- ° Housing under construction decreased further to 733 units from 770 the month before. Inventory of newly completed and unoccupied housing also decreased to 262 units with no change in the rate of absorption.
- ° Building permits jumped sharply to 388 units in September, up 93% over the same month last year. Multiples accounted for 68% (266 units) of the total.

- ° The resale housing market continued to be fairly active last month with 1,006 units sold, but still 7% below last year's level.
- ° The average selling price also increased to \$86,640 from \$84,905 last month. For three consecutive months, the new housing price index remained at 90.9 in August.

Edmonton

- ° Edmonton's housing starts fell 13% compared to the previous months to 186 units in September, and down 33% compared to September 1985.
- ° Total starts to date, however, still showed a 10% increase to 2,000 units compared to 1,811 in 1985. Both single and multiple family starts showed increases.
- ° Housing under construction dropped 2% from the month before to 782 units. Inventory of newly completed and unoccupied units also decreased to only 162 units.
- ° In the resale market, the number of houses sold during the month increased to 774 units, but still 4% below last year's level.
- ° The average selling price last month was \$76,262, down from \$79,176 in August, but \$3,000 higher than the September 1985 average price. The new housing price index showed a slight increase to 86.0 in August.

TABLE 1

SEP-86

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	153	16	0	0	169	-40
CAMROSE	5	0	0	0	5	400
EDMONTON M.A.	184	2	0	0	186	-33
FORT MC MURRAY	2	0	0	0	2	-96
GRANDE PRAIRIE	16	0	0	0	16	-16
LEDDUC	0	0	0	0	0	-100
LETHBRIDGE	15	0	0	0	15	0
LLOYDMINSTER (ALTA. PART)	5	0	0	0	5	-73
MEDICINE HAT	14	0	0	0	14	-30
RED DEER	25	0	0	0	25	4
SPRUCE GROVE	0	0	0	0	0	-100
TOTAL	419	18	0	0	437	-40

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 1
CUMULATIVE HOUSING STARTS
CALGARY AND EDMONTON

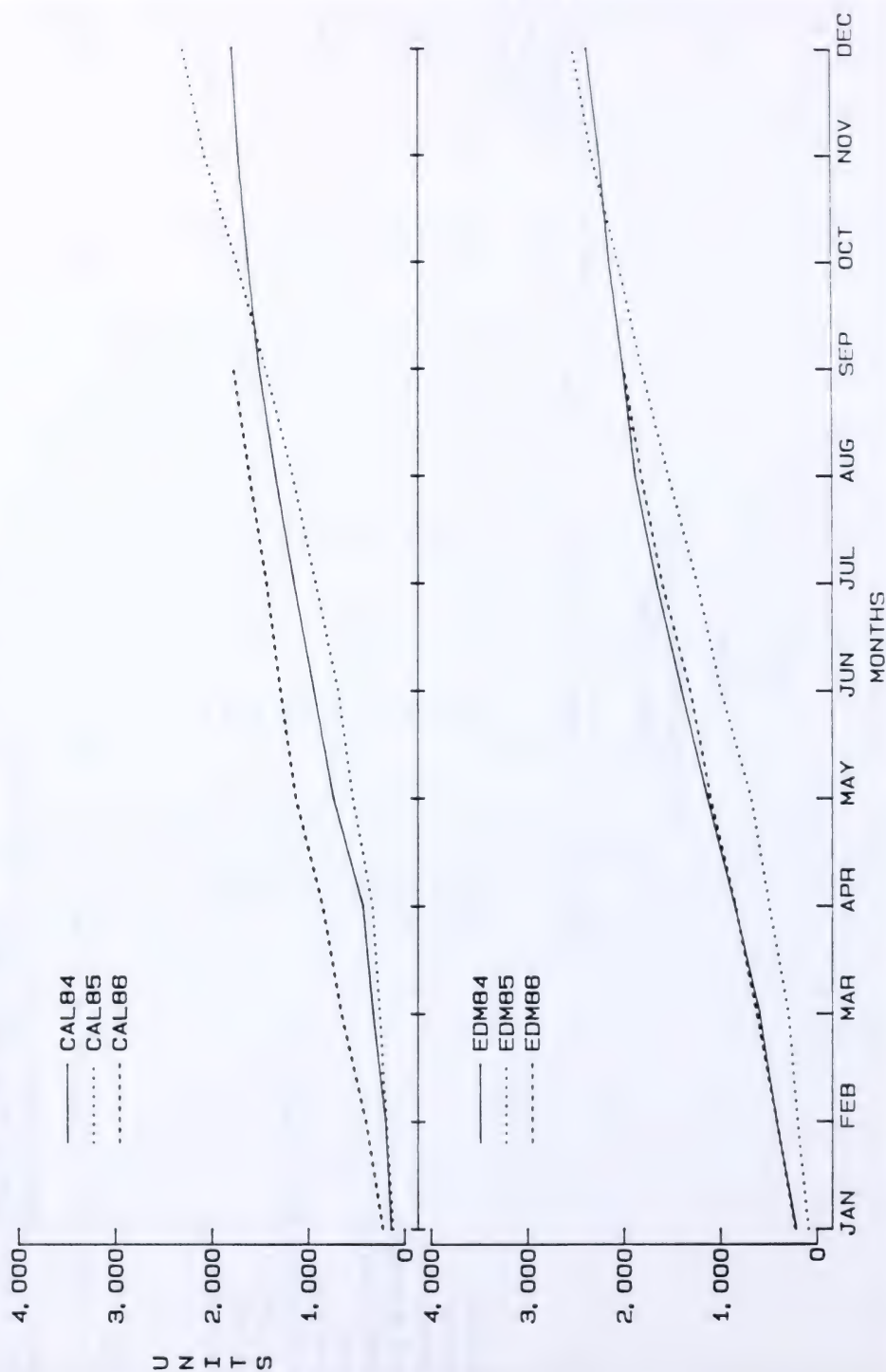


TABLE 2

SEP-86

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT		TOTAL		PERCENT CHANGE IN TOTAL STARTS	
	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986
CALGARY	1440	1659	2	46	5	11	0	61	1447	1777	23	15
CAMROSE	20	23	0	0	0	0	0	0	20	23	15	10
EDMONTON M.A.	1707	1812	24	97	21	80	59	11	1811	2000	10	-84
FORT MCMURRAY	175	20	0	2	0	0	44	12	219	34	19	19
GRANDE PRAIRIE	116	140	2	0	0	0	0	0	118	140	0	0
LEDUC	21	16	0	0	0	5	0	0	21	21	0	0
LETHBRIDGE	69	136	8	6	0	0	18	11	95	153	61	61
LLOYDMINSTER(ALTA. PART)	74	51	0	2	0	0	87	14	161	67	-58	145
MEDICINE HAT	55	104	0	2	0	29	0	0	55	135	102	46
RED DEER	116	160	2	4	22	119	0	0	140	283	102	46
SPRUCE GROVE	26	38	0	0	0	0	0	0	26	38	14	14
TOTAL	3819	4159	38	159	48	244	208	109	4113	4671	14	14
PERCENT CHANGE BY TYPE		9		318		408		48		14		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 2
TOTAL NUMBER OF STARTS EACH MONTH
URBAN ALBERTA

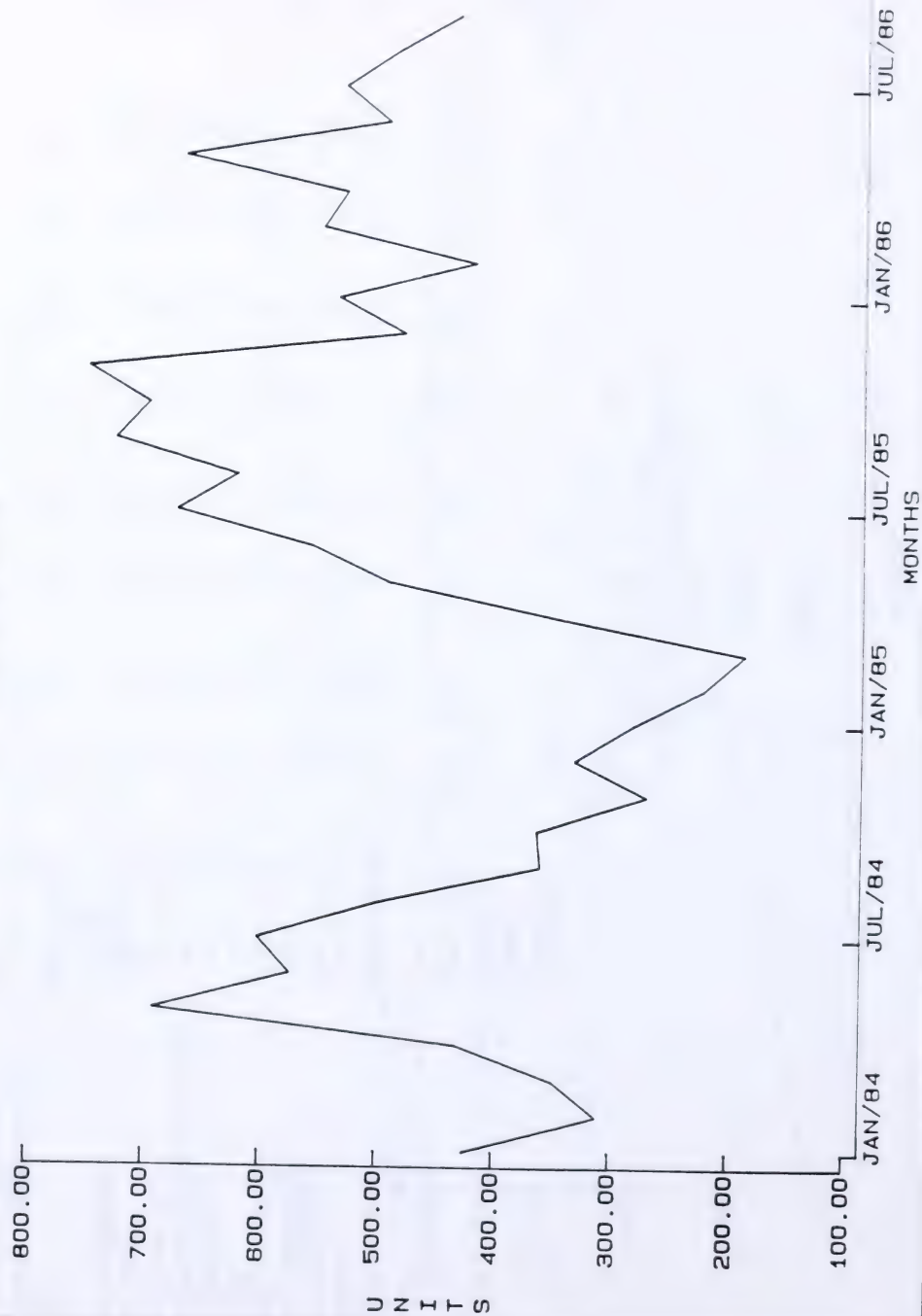


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	282	538	91
FEBRUARY	222	421	90
MARCH	187	553	196
APRIL	347	532	53
MAY	493	671	36
JUNE	558	496	-11
JULY	674	534	-21
AUGUST	623	489	-22
SEPTEMBER	727	437	-40
OCTOBER	699		
NOVEMBER	751		
DECEMBER	481		
TOTAL	6044	4671	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
URBAN ALBERTA

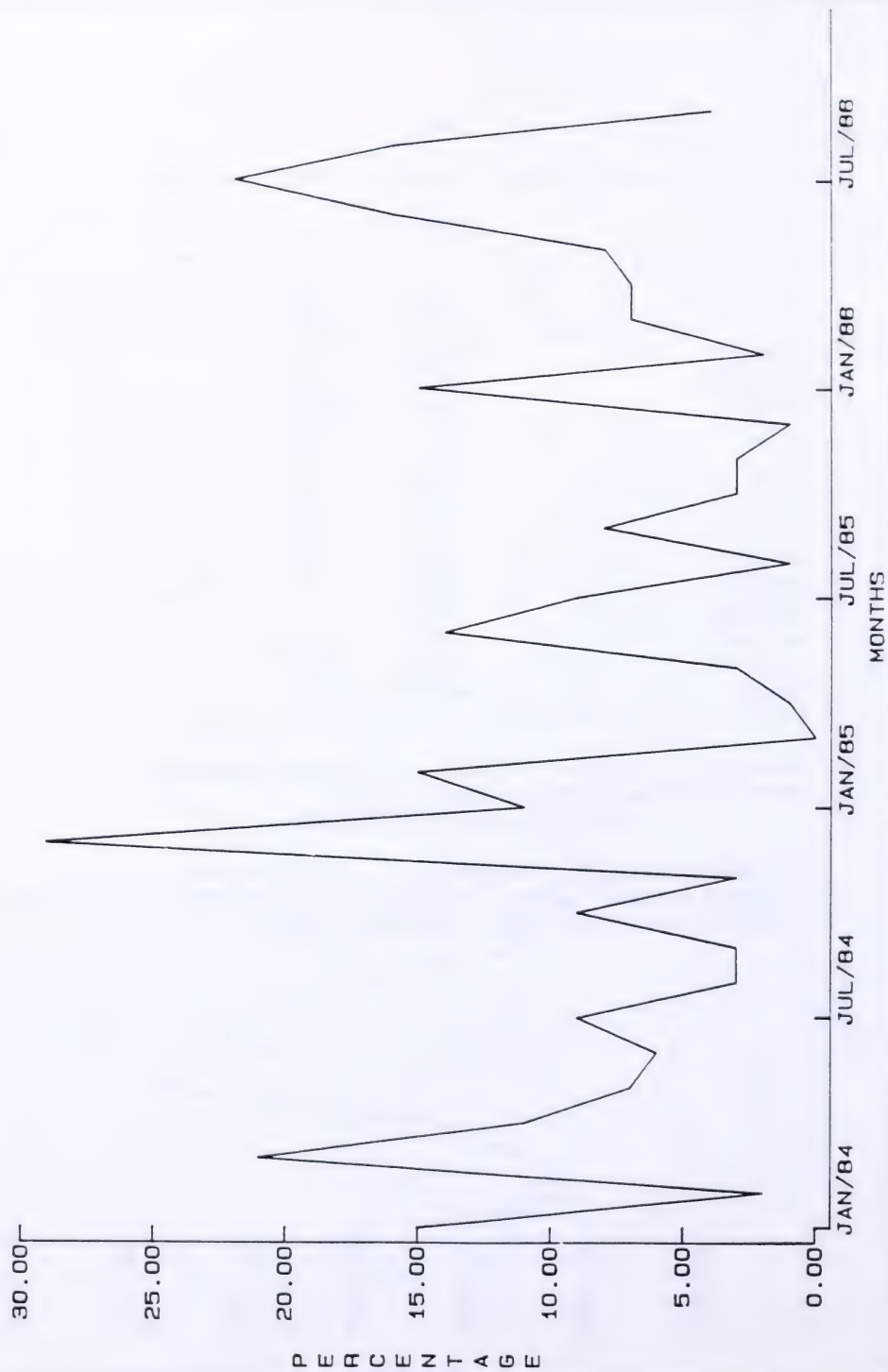


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1985-1986				
1985				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	167	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	674	612	62	9
AUGUST	623	615	8	1
SEPTEMBER	727	668	59	8
OCTOBER	699	679	20	3
NOVEMBER	751	726	25	3
DECEMBER	481	477	4	1
TOTAL	6044	5701	343	6
1986				
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH	553	513	40	7
APRIL	532	496	36	7
MAY	671	614	57	8
JUNE	496	417	79	16
JULY	534	416	118	22
AUGUST	489	413	76	16
SEPTEMBER	437	419	18	4
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	4671	4159	512	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
 MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
EDMONTON AND CALGARY

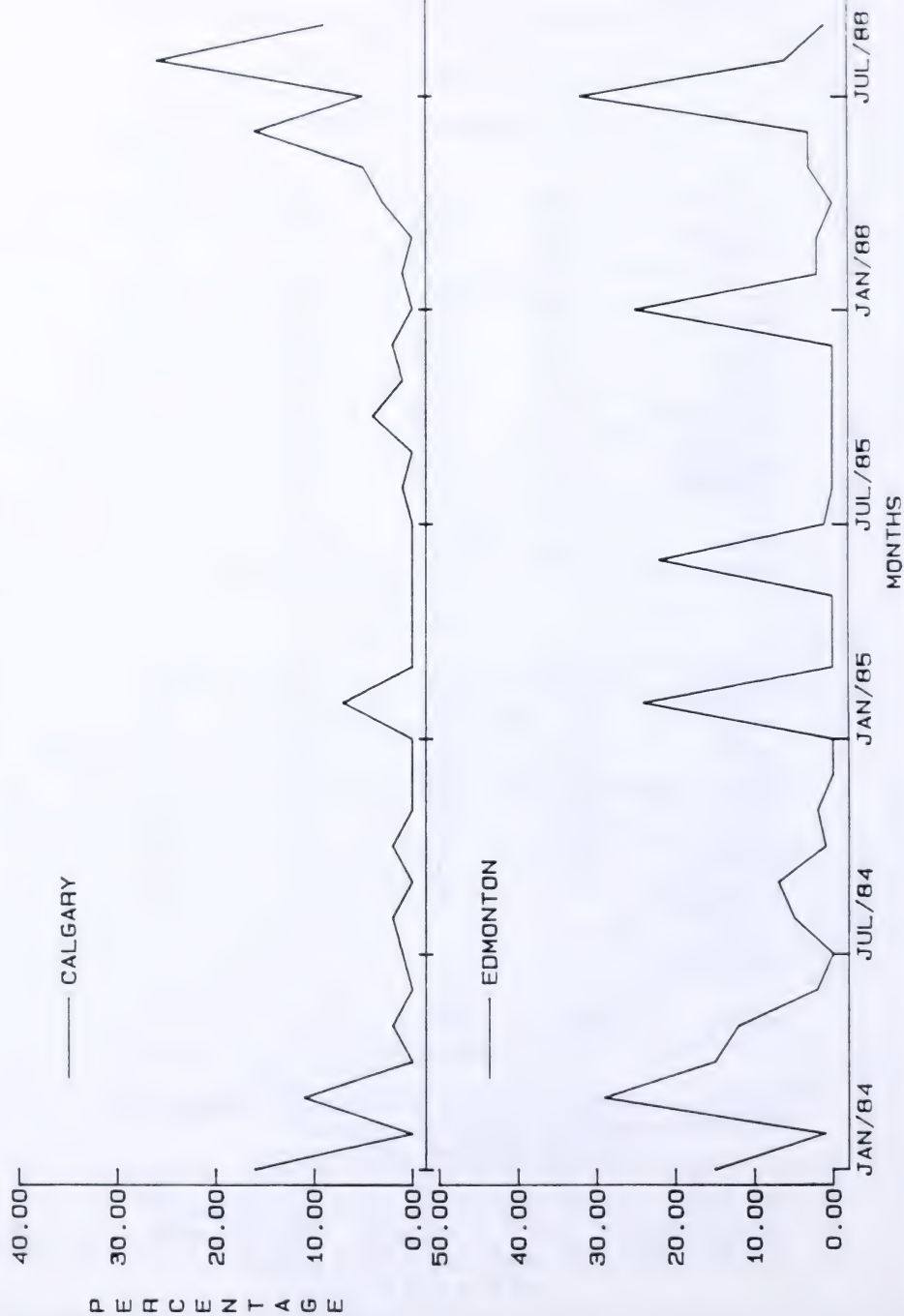


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

CALGARY				1985	EDMONTON(METRO)			
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	118	118	0	JANUARY	90	90	0	0
FEBRUARY	73	68	5	FEBRUARY	116	88	28	24
MARCH	66	66	0	MARCH	90	90	0	0
APRIL	76	76	0	APRIL	200	200	0	0
MAY	202	202	0	MAY	185	185	0	0
JUNE	152	152	0	JUNE	313	245	68	22
JULY	234	234	0	JULY	243	241	2	1
AUGUST	243	241	2	AUGUST	296	290	6	2
SEPTEMBER	283	283	0	SEPTEMBER	278	278	0	0
OCTOBER	304	293	11	OCTOBER	251	251	0	0
NOVEMBER	336	334	2	NOVEMBER	270	270	0	0
DECEMBER	231	227	4	DECEMBER	196	196	0	0
TOTAL	2318	2294	24	TOTAL	2528	2424	104	4

CALGARY				1986	EDMONTON(METRO)			
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	225	225	0	JANUARY	225	168	57	25
FEBRUARY	177	175	2	FEBRUARY	195	191	4	2
MARCH	251	251	0	MARCH	207	203	4	2
APRIL	196	190	6	APRIL	222	221	1	0
MAY	278	263	15	MAY	252	244	8	3
JUNE	159	134	25	JUNE	212	206	6	3
JULY	146	138	8	JULY	288	195	93	32
AUGUST	176	130	46	AUGUST	213	200	13	6
SEPTEMBER	169	153	16	SEPTEMBER	186	184	2	1
OCTOBER				OCTOBER				
NOVEMBER				NOVEMBER				
DECEMBER				DECEMBER				
TOTAL	1777	1659	118	TOTAL	2000	1812	188	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5
QUARTERLY HOUSING STARTS IN ALBERTA

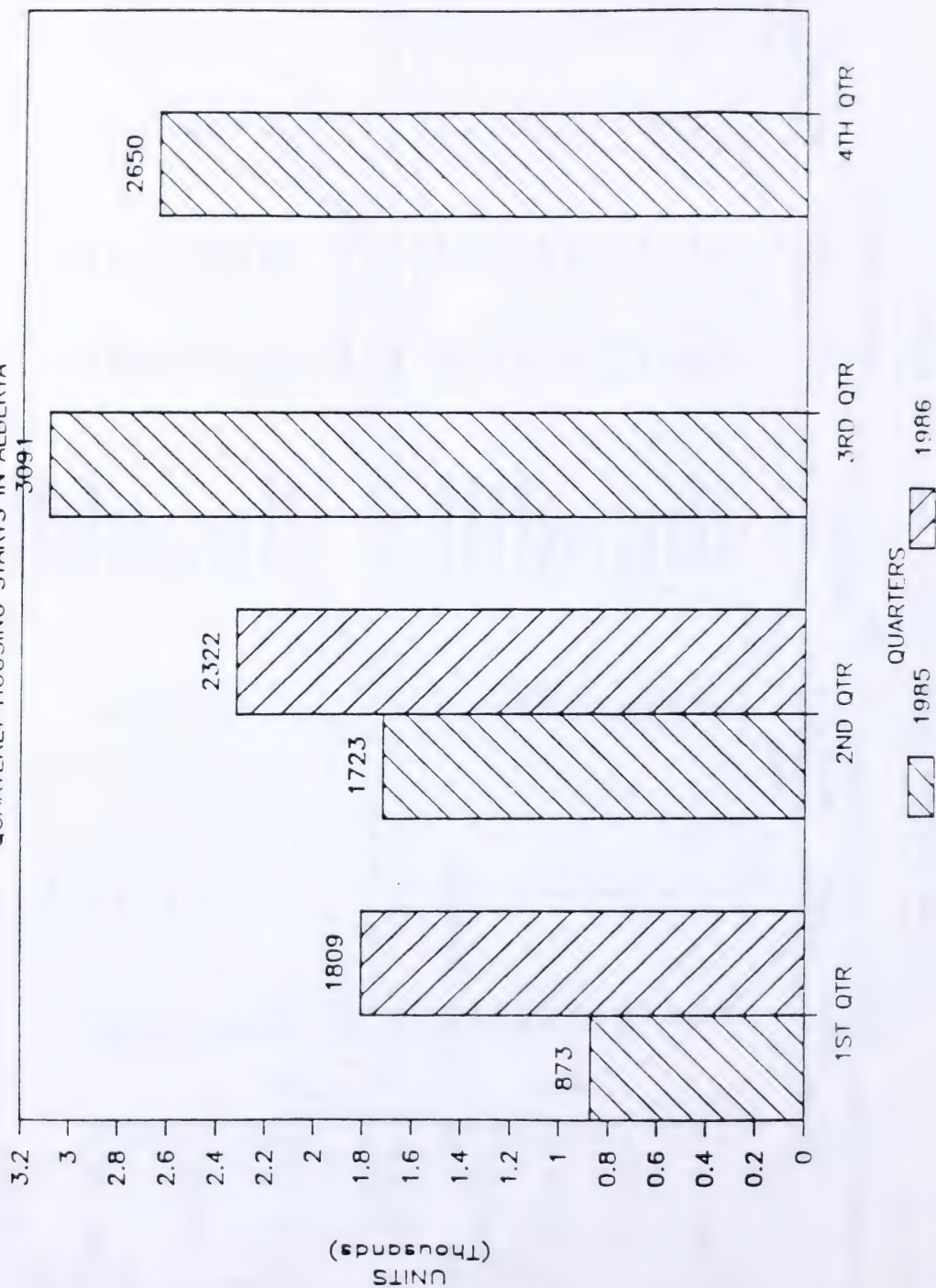


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1985 - 1986	
	1985	1986
FIRST QUARTER	873	1809
SECOND QUARTER	1723	2322
THIRD QUARTER	3091	
FOURTH QUARTER	2650	
	----	----
TOTAL	8337	4131

PERCENT
CHANGE

107
35

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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HOUSING PLANNING SECRETARIAT

TABLE 7

SEP-86

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	192	14	0	0	206	-14
CAMROSE	1	0	0	0	1	*
EDMONTON M.A.	197	0	0	6	203	-27
FORT MCMURRAY	1	0	0	12	13	-52
GRANDE PRAIRIE	12	0	0	0	12	-29
LEDUC	2	0	0	0	2	-50
LETHBRIDGE	13	0	0	0	13	-7
LLOYDMINSTER(ALTA. PART)	3	0	0	0	3	50
MEDICINE HAT	4	0	4	0	8	60
RED DEER	4	0	0	0	4	-60
SPRUCE GROVE	0	0	0	0	0	-100
TOTAL	429	14	4	18	465	-22

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

TABLE 8

SEP-86

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	621	20	11	81	733	-24
CANROSE	15	0	0	0	15	-80
EDMONTON M.A.	670	64	47	1	782	-15
FORT MCMURRAY	6	2	0	0	8	-91
GRAND PRAIRIE	43	0	0	0	43	-7
LEBOUC	3	0	5	0	8	33
LETHBRIDGE	77	2	0	11	90	6
LLOYDMINSTER(ALTA. PART)	17	2	0	0	19	-75
MEDICINE HAT	30	0	25	0	55	-31
RED DEER	58	0	52	0	110	139
SPRUCE GROVE	17	0	0	0	17	21
TOTAL	1557	90	140	93	1880	-22

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 8
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
CALGARY

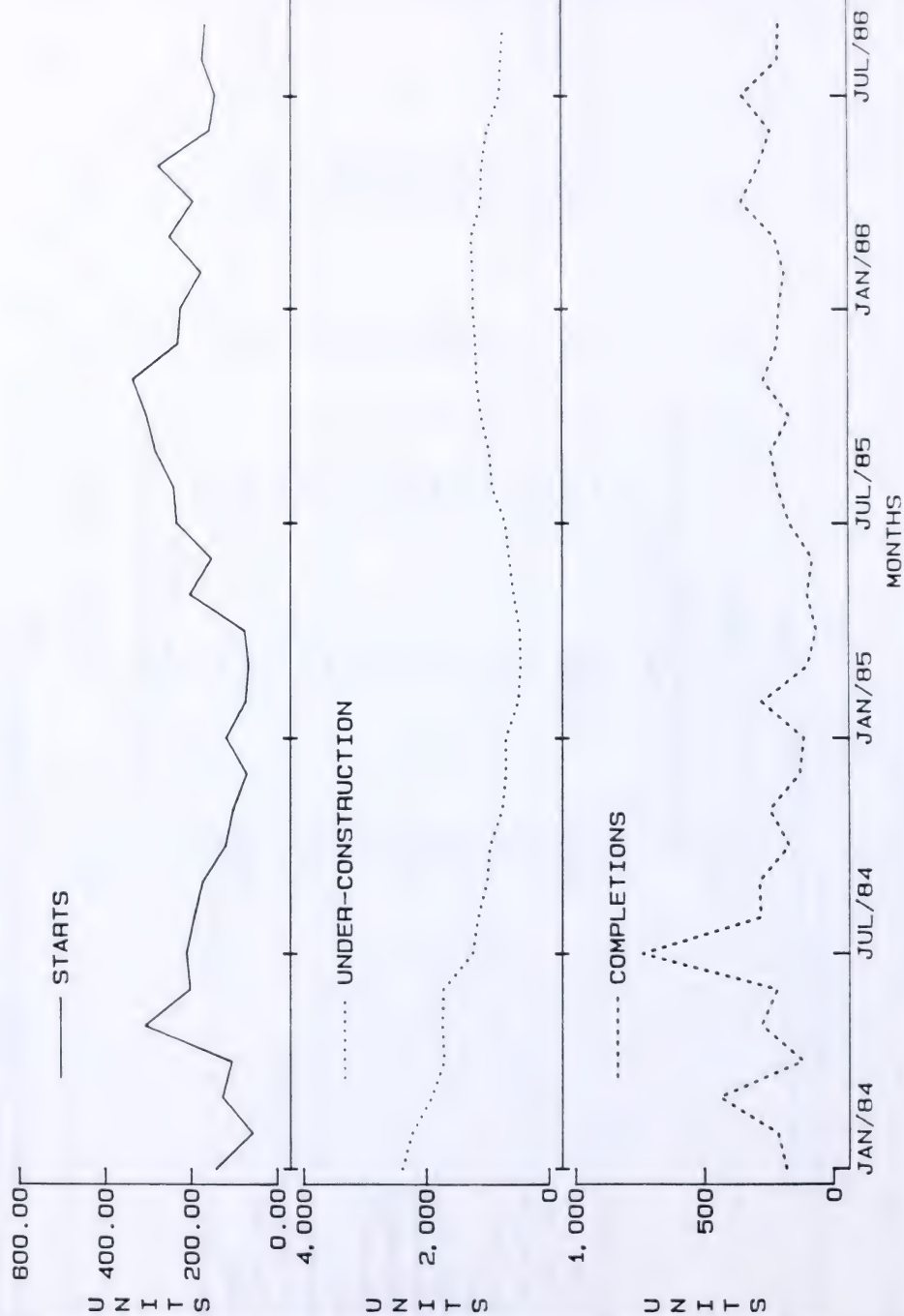


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1985			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	647
JULY	234	169	711
AUGUST	243	213	925
SEPTEMBER	283	239	969
OCTOBER	304	167	1105
NOVEMBER	336	269	1172
DECEMBER	231	214	1189
1986			
JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH	251	224	1258
APRIL	196	353	1096
MAY	276	287	1084
JUNE	159	240	1001
JULY	146	350	797
AUGUST	176	210	770
SEPTEMBER	169	206	733
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
EDMONTON

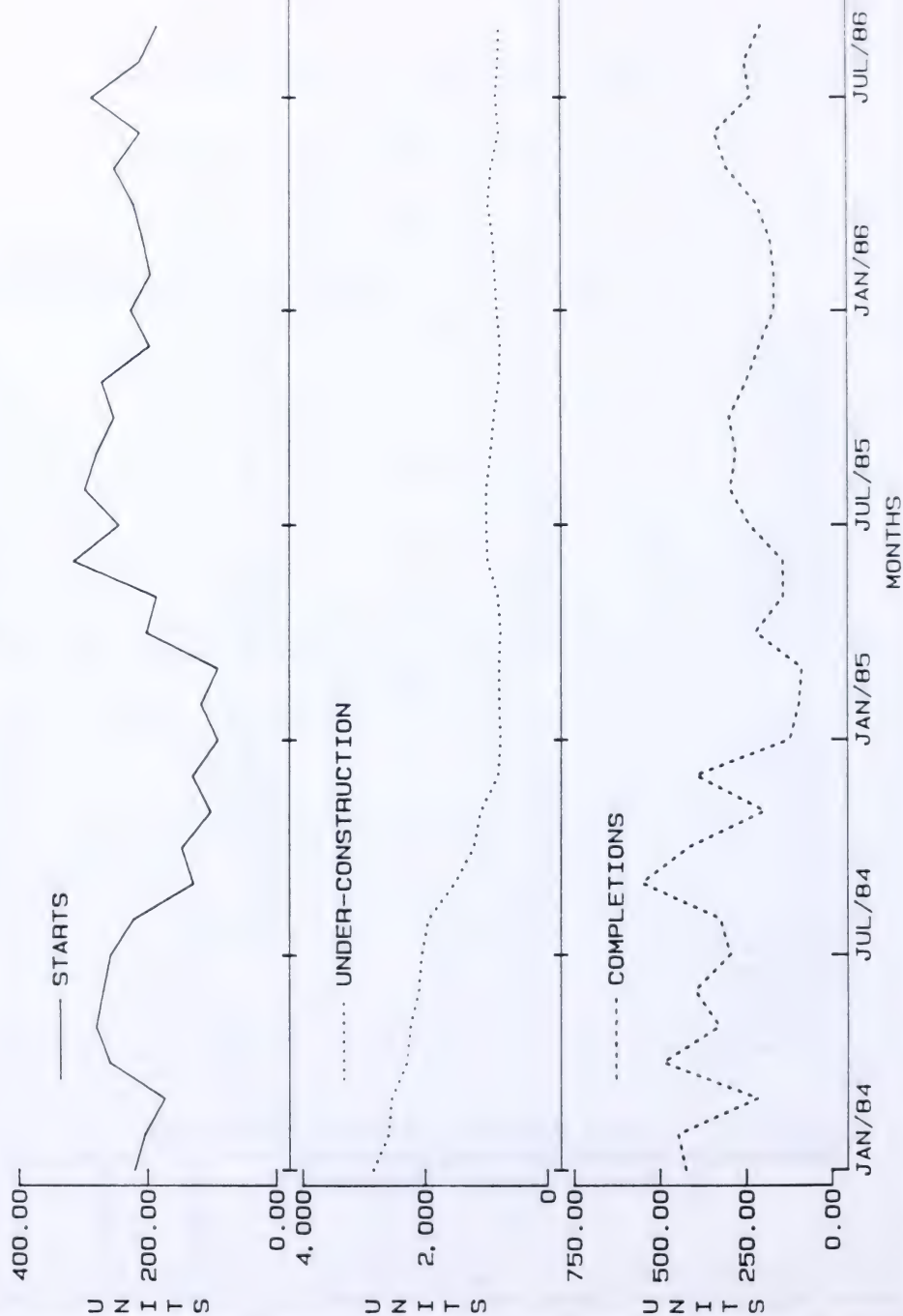


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1985			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	90	122	769
FEBRUARY	116	95	787
MARCH	90	87	790
APRIL	200	222	766
MAY	185	141	811
JUNE	313	143	980
JULY	243	240	999
AUGUST	296	296	998
SEPTEMBER	276	278	923
OCTOBER	251	298	873
NOVEMBER	270	248	790
DECEMBER	196	210	771

1986			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	225	167	823
FEBRUARY	195	166	855
MARCH	207	178	886
APRIL	222	217	966
MAY	252	304	912
JUNE	212	339	787
JULY	288	235	836
AUGUST	213	251	797
SEPTEMBER	186	203	782
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH
URBAN ALBERTA

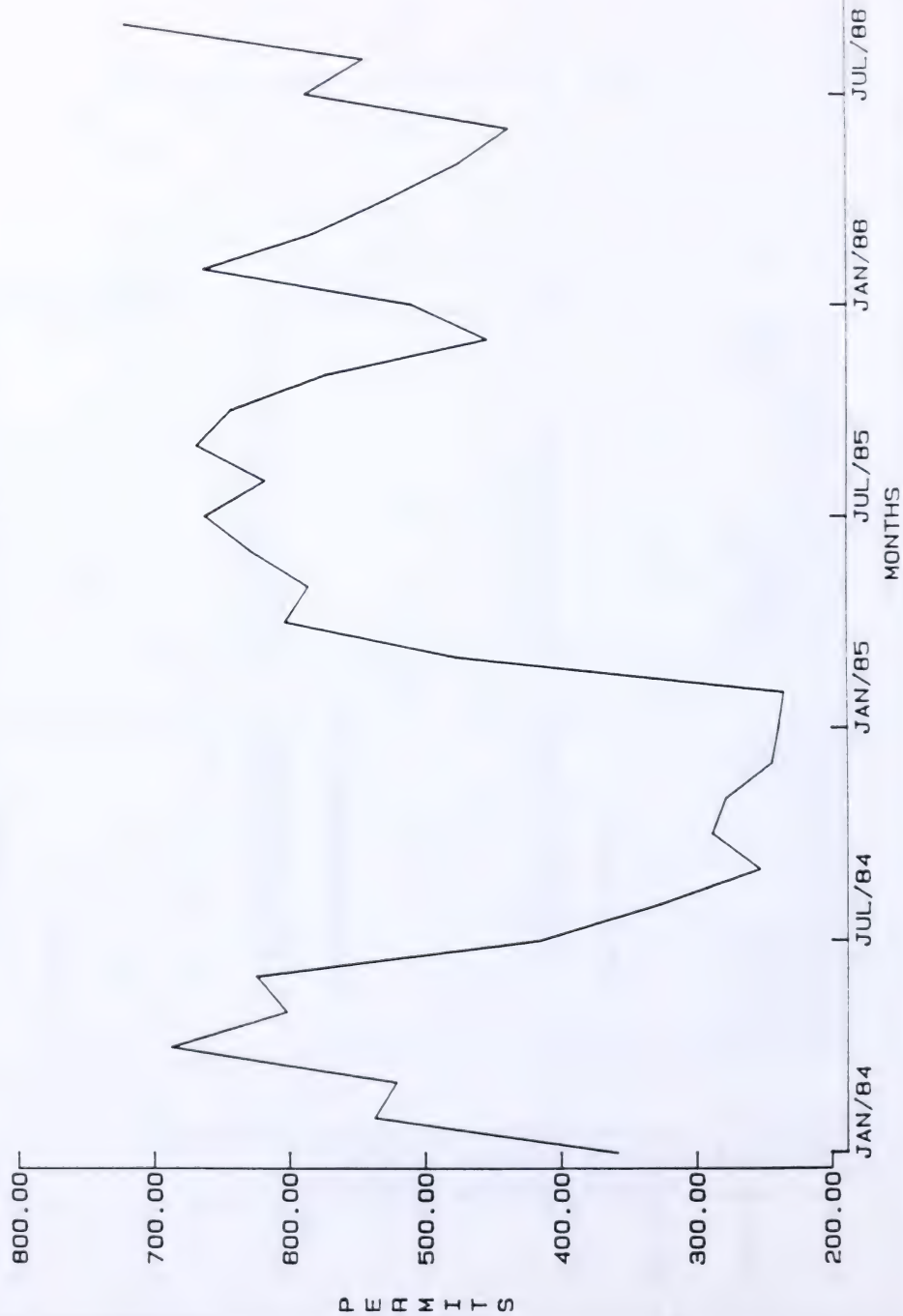


TABLE 11

SEP-86

RESIDENTIAL BUILDING PERMITS
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	120	2	0	266	388	93
CAMROSE	1	0	0	0	1	-67
EDMONTON M.A.	217	4	0	0	221	-11
FORT McMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	10	0	0	0	10	-29
LEIDUC	1	0	0	0	1	-89
LETHBRIDGE	15	0	0	0	15	0
LLOYDMINSTER(ALTA. PART)	11	0	0	0	11	-90
MEDICINE HAT	12	6	13	0	31	63
RED DEER	30	4	0	8	42	100
SPRUCE GROVE	2	0	0	0	2	-33
TOTAL	419	16	13	274	722	8

SOURCE: ALBERTA BUREAU OF STATISTICS
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 9
CUMULATIVE RESIDENTIAL BUILDING PERMITS
CALGARY AND EDMONTON

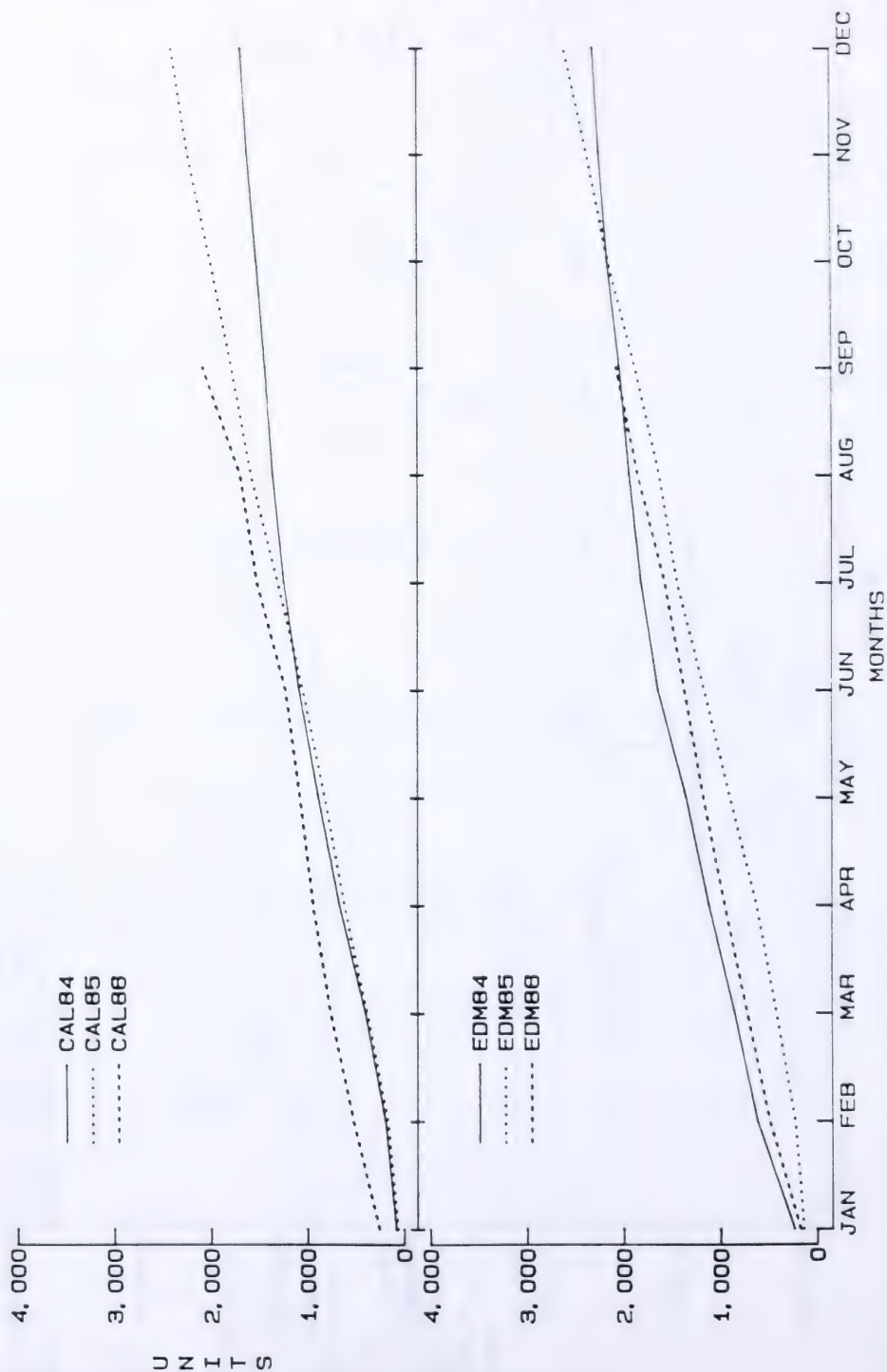


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY	CAMROSE	EDMONTON (METRO)	FORT MCMURRAY	GRAND PRAIRIE	LEDUC	LETHBRIDGE	LLOYDMIN. (ALTA. PART)	MEDICINE HAT	RED DEER	SPRUELL CROVE											
	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986										
JANUARY	65	257	2	0	139	175	3	13	5	4	2	2	15	21	0	10	2	19	1	2		
FEBRUARY	168	522	2	1	228	491	17	16	8	22	3	4	7	11	26	35	2	20	11	45	2	6
MARCH	383	759	4	3	419	722	33	18	16	34	7	4	15	28	33	43	5	62	31	73	5	10
APRIL	618	941	9	6	623	955	67	20	34	57	9	7	37	58	82	48	10	79	59	97	6	15
MAY	820	1077	11	8	896	1172	104	22	42	69	14	11	54	74	100	58	17	94	74	152	8	21
JUNE	1046	1226	13	10	1162	1367	137	23	61	88	16	17	72	104	131	68	25	104	90	165	15	24
JULY	1304	1521	18	16	1440	1568	157	25	81	100	19	19	87	129	154	72	42	115	109	187	19	32
AUGUST	1583	1693	20	21	1621	1843	218	28	103	113	21	19	95	141	178	87	51	134	135	217	23	33
SEPTEMBER	1784	2081	23	22	1870	2064	244	28	117	123	30	20	110	156	286	98	70	165	156	259	26	35
OCTOBER	2007		26		2150		261		149		34		116		328		87		172		29	
NOVEMBER	2243		27		2366		263		163		34		130		397		94		185		30	
DECEMBER	2418		27		2604		269		165		37		137		402		97		197		33	
PERCENT CHANGE	17		-4		10		-89		5		-33		42		-66		136		66		35	

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE
1985	239	474	951	1554	2140	2768	3430	4048	4716	5359	5932	6386	
1986	510	1173	1756	2283	2758	3196	3784	4329	5051				7

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 10
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED
URBAN ALBERTA

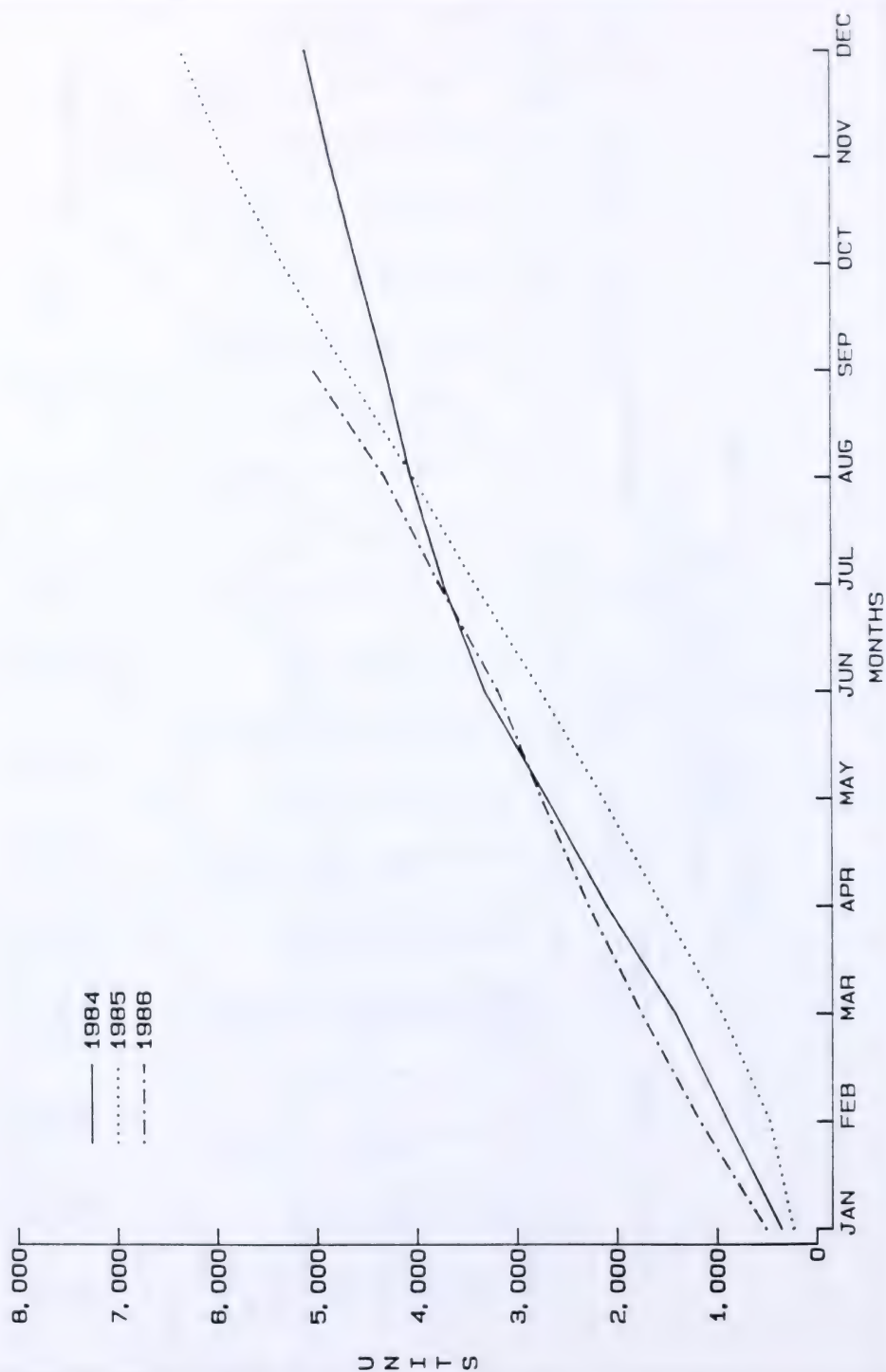


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	239	510	113
FEBRUARY	235	663	182
MARCH	477	583	22
APRIL	603	527	-13
MAY	586	475	-19
JUNE	628	438	-30
JULY	662	588	-11
AUGUST	618	545	-12
SEPTEMBER	668	722	8
OCTOBER	643		
NOVEMBER	573		
DECEMBER	454		
TOTAL	6386	5051	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

TABLE 14
RESIDENTIAL BUILDING PERMITS
SELECTED RURAL AREAS

	SINGLES			MULTI			TOTAL	
	YEAR TO DATE		PERCENT CHANGE OVER 1985	YEAR TO DATE		PERCENT CHANGE OVER 1985	SEPTEMBER-86	YEAR TO DATE 1986 OVER 1985 PERCENT CHANGE
	SEPTEMBER-86	1986		1986	SEPTEMBER-86			
BONNYVILLE	2	13	-79	0	126	168	2	139 29
COLD LAKE	3	29	-60	0	42	-73	3	71 -69
GRAND CENTRE	1	26	53	0	0	-100	1	26 -61
ELK POINT	0	3	-93	0	0	-100	0	3 -98
ST. PAUL	0	15	-29	2	5	*	2	20 5

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 11
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
EDMONTON METRO

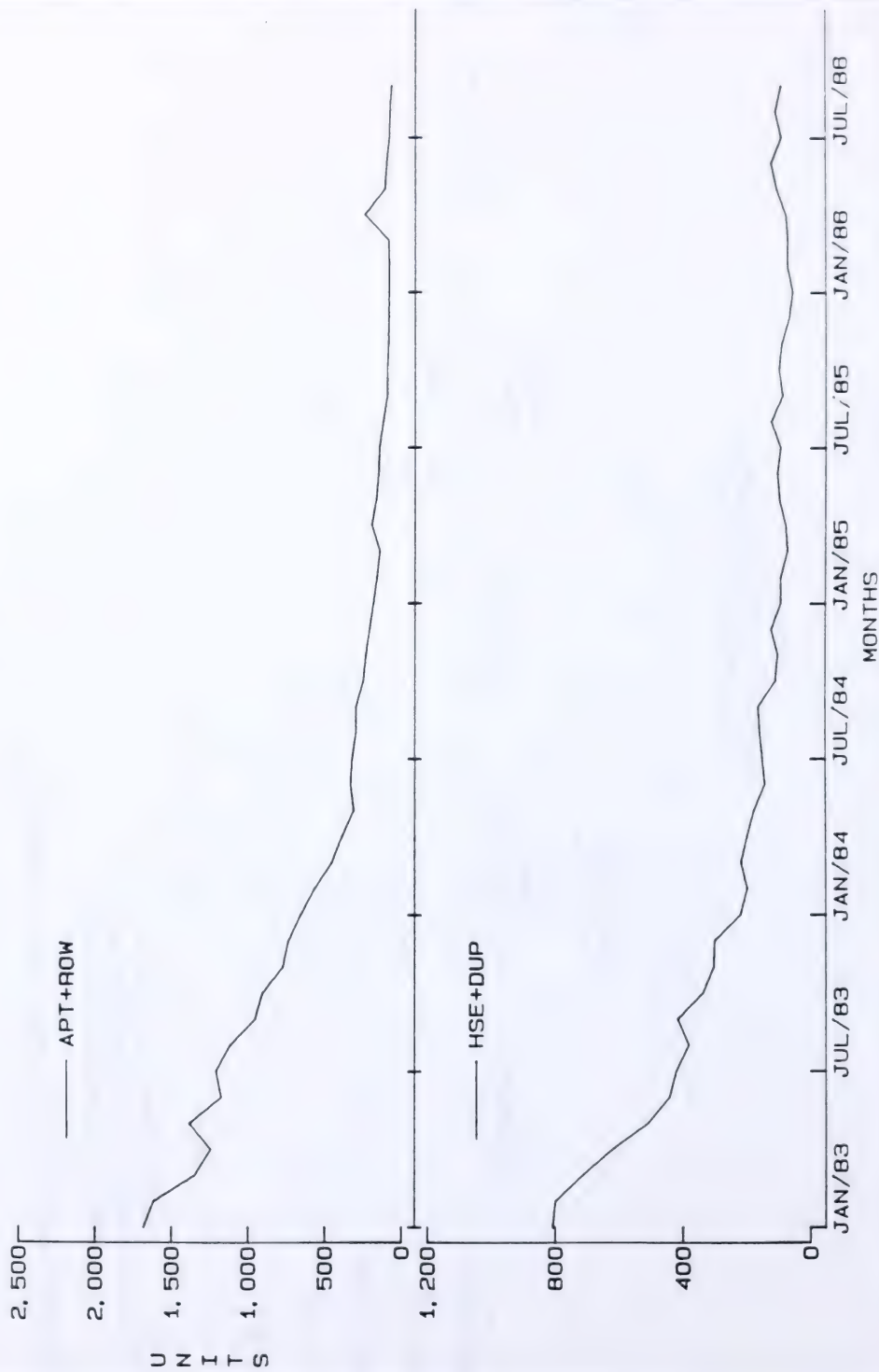


TABLE 15

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1985					
JANUARY	93	184	277	122	39
FEBRUARY	93	161	254	95	32
MARCH	72	143	215	87	37
APRIL	78	195	273	222	38
MAY	98	165	263	141	36
JUNE	104	151	255	143	37
JULY	94	146	240	240	52
AUGUST	124	121	245	296	54
SEPTEMBER	89	94	183	278	65
OCTOBER	100	93	193	298	60
NOVEMBER	100	87	187	248	58
DECEMBER	68	85	153	210	61

1986					
JANUARY	57	84	141	167	56
FEBRUARY	73	84	157	166	49
MARCH	72	87	159	178	53
APRIL	78	74	152	217	60
MAY	107	111	218	304	52
JUNE	124	101	225	339	60
JULY	92	83	175	235	62
AUGUST	111	79	190	251	55
SEPTEMBER	93	69	162	203	59
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
 ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
 PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH).

FIGURE 12
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
CALGARY

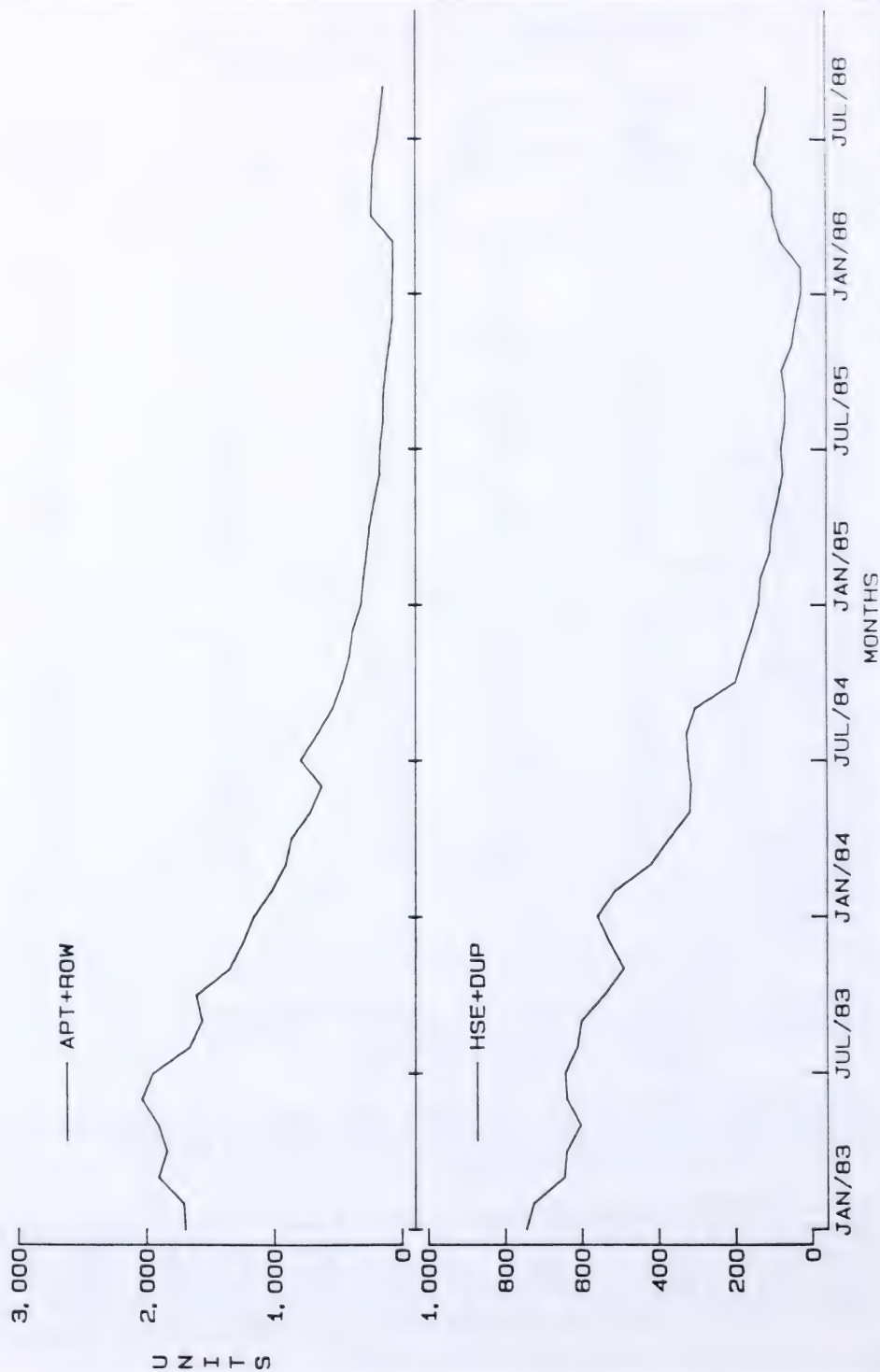


TABLE 16

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1985					
JANUARY	137	322	459	115	30
FEBRUARY	132	302	434	277	41
MARCH	108	276	384	101	28
APRIL	103	255	358	65	20
MAY	87	218	305	101	34
JUNE	74	176	250	79	35
JULY	79	172	251	169	40
AUGUST	69	148	217	213	53
SEPTEMBER	68	146	214	239	53
OCTOBER	78	127	205	167	46
NOVEMBER	50	100	150	269	68
DECEMBER	40	75	115	214	68
1986					
JANUARY	26	74	100	208	69
FEBRUARY	27	70	97	187	66
MARCH	80	70	150	224	53
APRIL	101	242	343	353	32
MAY	103	236	339	287	46
JUNE	147	227	374	240	35
JULY	137	190	327	350	55
AUGUST	118	167	285	210	47
SEPTEMBER	116	146	262	206	47
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

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THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13
LISTINGS AND SALES
EDMONTON METRO

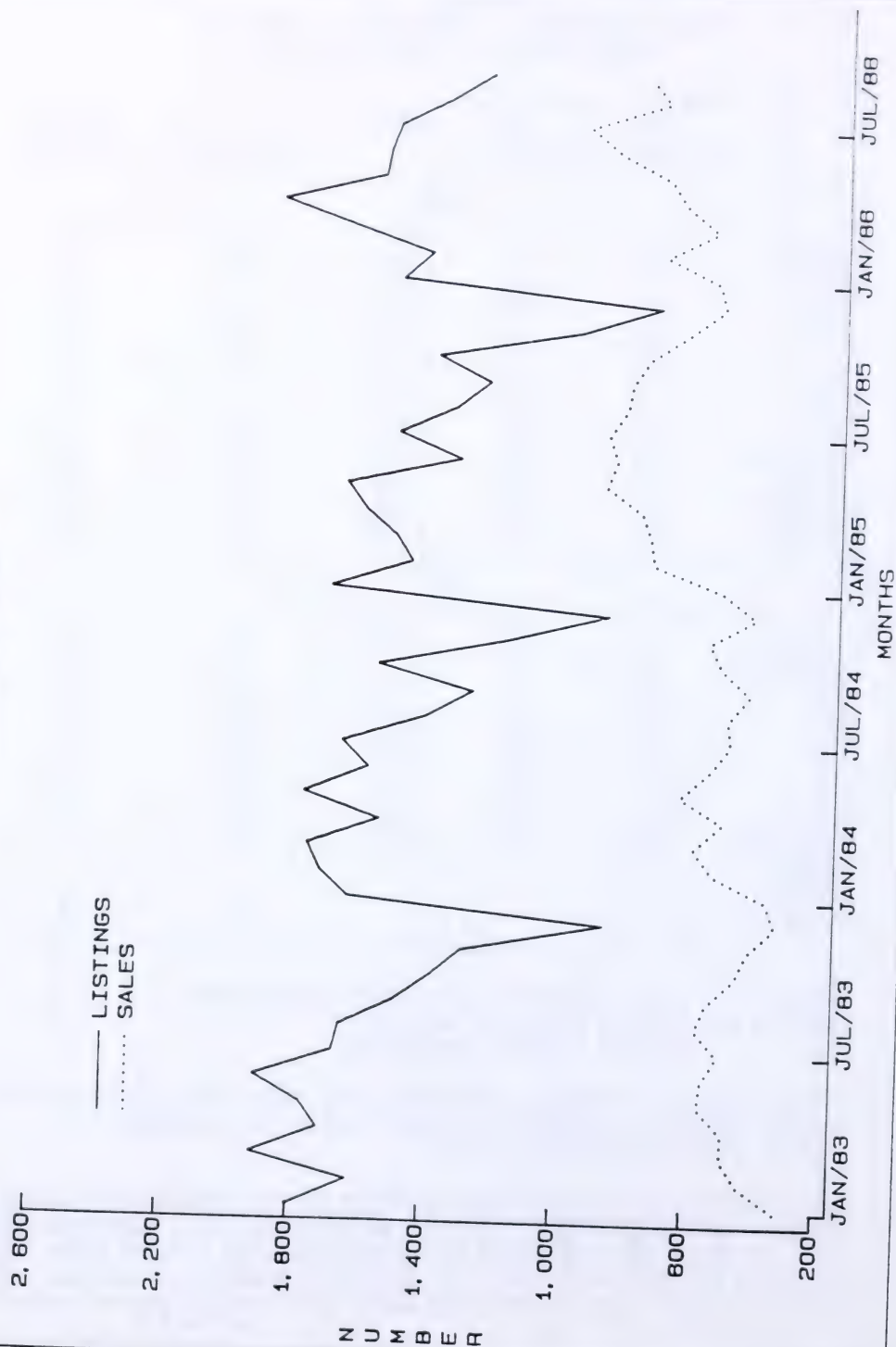


TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1985				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78196
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER	1398	751	.54	69804
NOVEMBER	981	633	.66	73175
DECEMBER	721	526	.73	72381
1986				
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL	1884	652	.35	73402
MAY	1577	704	.45	78837
JUNE	1563	857	.55	78503
JULY	1534	954	.62	74882
AUGUST	1380	711	.52	79176
SEPTEMBER	1255	774	.62	76262
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 14
LISTINGS AND SALES
CALGARY

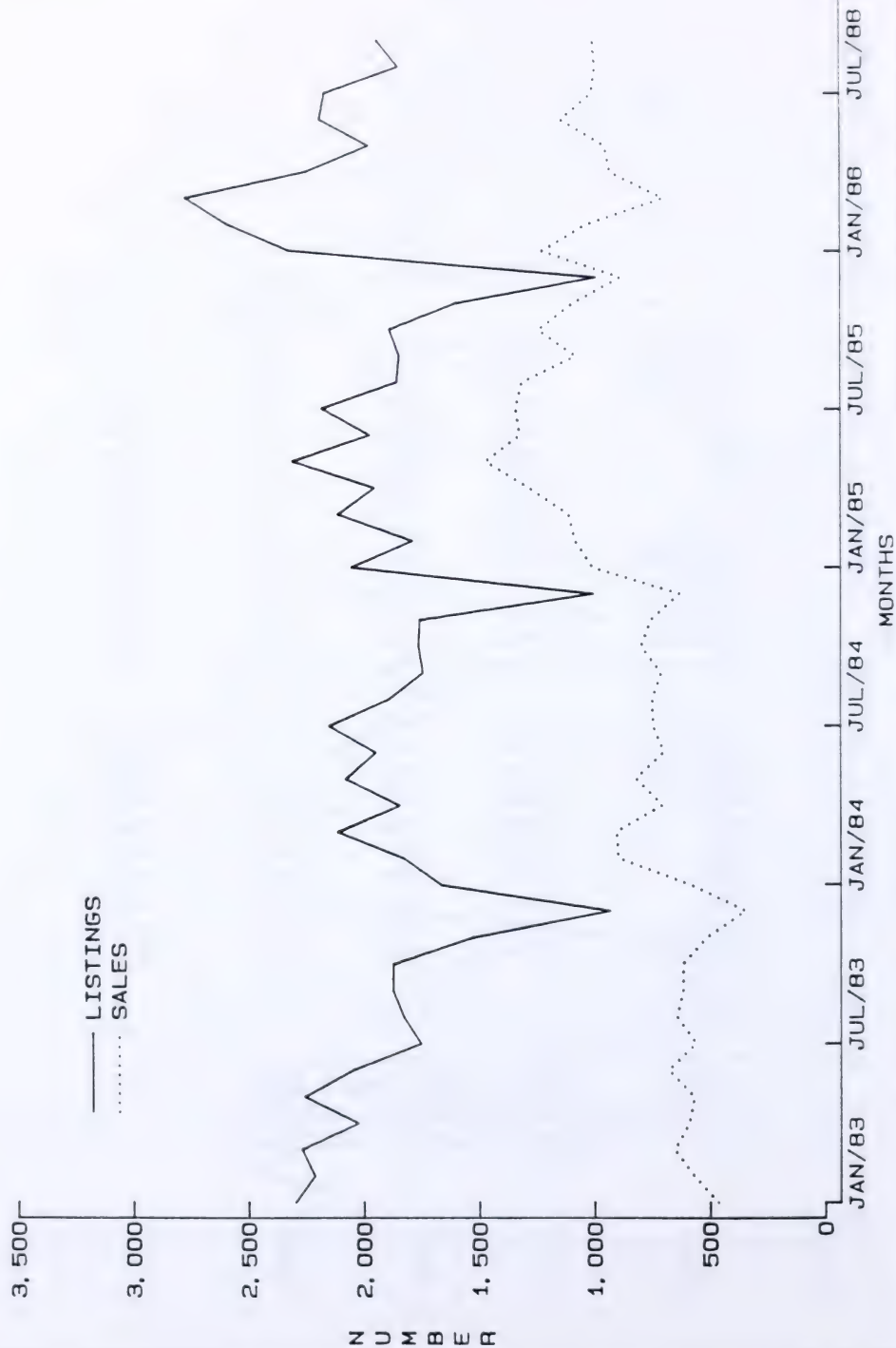


TABLE 16
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1985				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER	1892	1245	.66	80370
NOVEMBER	1606	1096	.68	79615
DECEMBER	992	890	.90	81154

1986				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL	2255	933	.41	85863
MAY	1982	956	.48	89804
JUNE	2196	1147	.52	91524
JULY	2175	1013	.47	86305
AUGUST	1854	997	.54	84905
SEPTEMBER	1945	1006	.52	86640
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE:	CALGARY REAL ESTATE BOARD			
PREPARED BY:	ALBERTA MUNICIPAL AFFAIRS			
	HOUSING PLANNING SECRETARIAT			

FIGURE 15
AVERAGE SALE PRICES
CALGARY AND EDMONTON

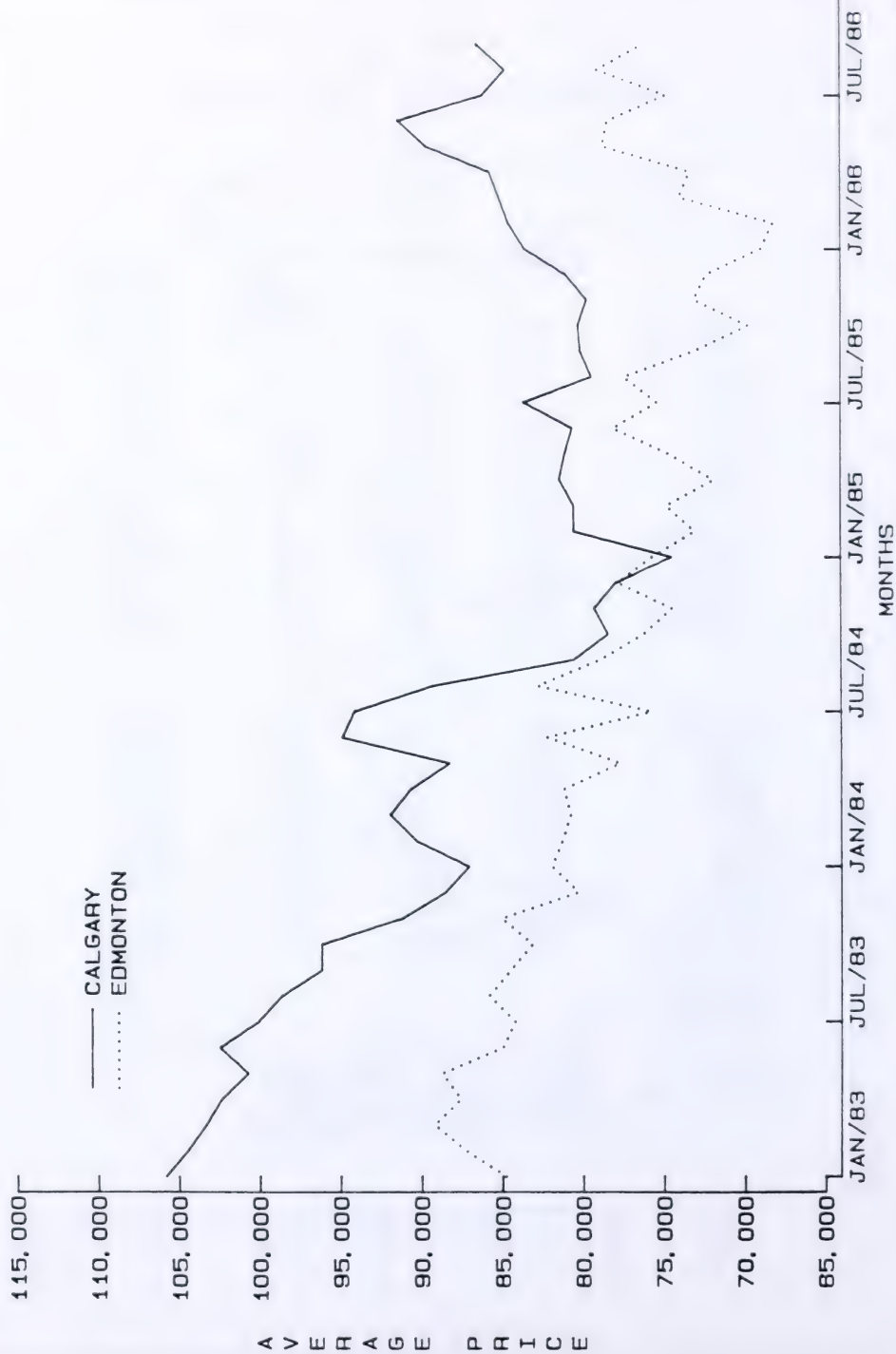


FIGURE 18
NEW HOUSING PRICE INDEXES
CALGARY AND EDMONTON
(1981=100)

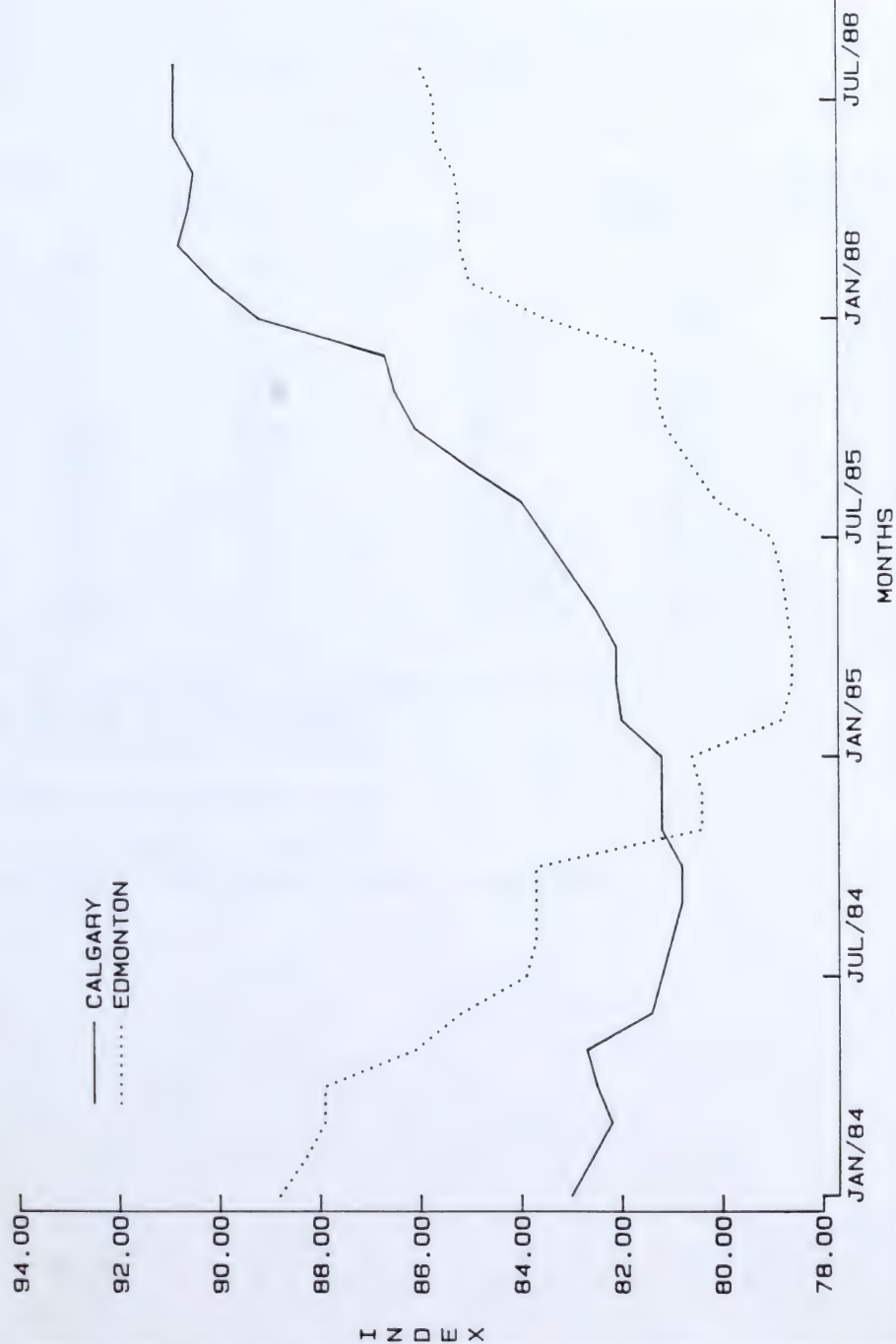


TABLE 19
NEW HOUSING PRICE INDICES*

1981=100

CALGARY**			EDMONTON***		
	1985	1986		1985	1986
JANUARY	81.2	89.2	JANUARY	80.6	83.5
FEBRUARY	82.0	90.1	FEBRUARY	78.8	85.0
MARCH	82.1	90.8	MARCH	78.6	85.2
APRIL	82.1	90.6	APRIL	78.6	85.2
MAY	82.5	90.5	MAY	78.7	85.3
JUNE	83.0	90.9	JUNE	78.8	85.7
JULY	83.5	90.9	JULY	79.0	85.7
AUGUST	84.0	90.9	AUGUST	80.1	86.0
SEPTEMBER	85.1		SEPTEMBER	80.6	
OCTOBER	86.1		OCTOBER	81.1	
NOVEMBER	86.5		NOVEMBER	81.3	
DECEMBER	86.7		DECEMBER	81.3	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
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*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

AL 1677

RESIDENTIAL CONSTRUCTION IN ALBERTA

OCTOBER 1986



MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

RESIDENTIAL CONSTRUCTION

IN ALBERTA

OCTOBER 1986

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

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* * * *

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Highlights

Alberta

- ° In the third quarter, housing starts dropped 32% to 2,112 units from 3,091 for 1985, the first time a year-to-year decrease has been recorded since the third quarter of 1985.

Urban Alberta

- ° For the fifth straight time this year, housing starts in October declined from last year to 512 units, a decrease of 27% from 699 units in October 1985.
- ° However, total starts to date are still 8% higher than October 1985. Both singles and multiples were up 3% and 75% respectively.
- ° Housing under construction in October decreased again from last month to 1,711 units, of which 18% or 306 were apartment units.
- ° The number of building permits issued in Urban Alberta dropped 30% over the same period last year to 452 units. Despite this, total building permits to date are still 3% ahead of last year's level.

Calgary

- ° Calgary's starts decrease again to 176 units last month, down 43% compared to the same month last year.
- ° Total starts for the year, however, increased by 12% to 1,953 units from 1,751 for 1985. Singles family starts increased by 5% while multiples jumped 650%.

- ° Housing under construction decreased further to 681 units from 733 the month before. Inventory of newly completed and unoccupied housing also decreased to 253 units with a slight increase in the rate of absorption.
- ° Building permits dropped sharply to 139 units in October, a 38% decrease from the same period last year.
- ° In the resale housing market, the number of houses sold dropped 24% over October 1985 to 947 units. The ratio of sales to listings also dropped to .51 compared to .66 last year.
- ° The average selling price also decreased to \$85,695 from \$86,640 last month. For the first time in three months, the new housing price index showed a marginal increase to 91.0 in September.

Edmonton

- ° Edmonton's 238 starts last month were 5% lower than October 1985.
- ° Total starts to date, however, rose by 9% to 2,238 units compared to 2,062 in 1985.
- ° Housing under construction fell 9% from the month before to 711 units. However, inventory of newly completed and unoccupied units increased slightly to 165 units while the rate of absorption reached a yearly high of 65% .
- ° In the resale market, the number of houses sold dropped 16% over the same month last year to 631 units.
- ° The average selling price also dropped to \$73,690 from \$76,262 last month. The new housing price index increased marginally to 86.1 in September.

FIGURE 1
CUMULATIVE HOUSING STARTS
CALGARY AND EDMONTON

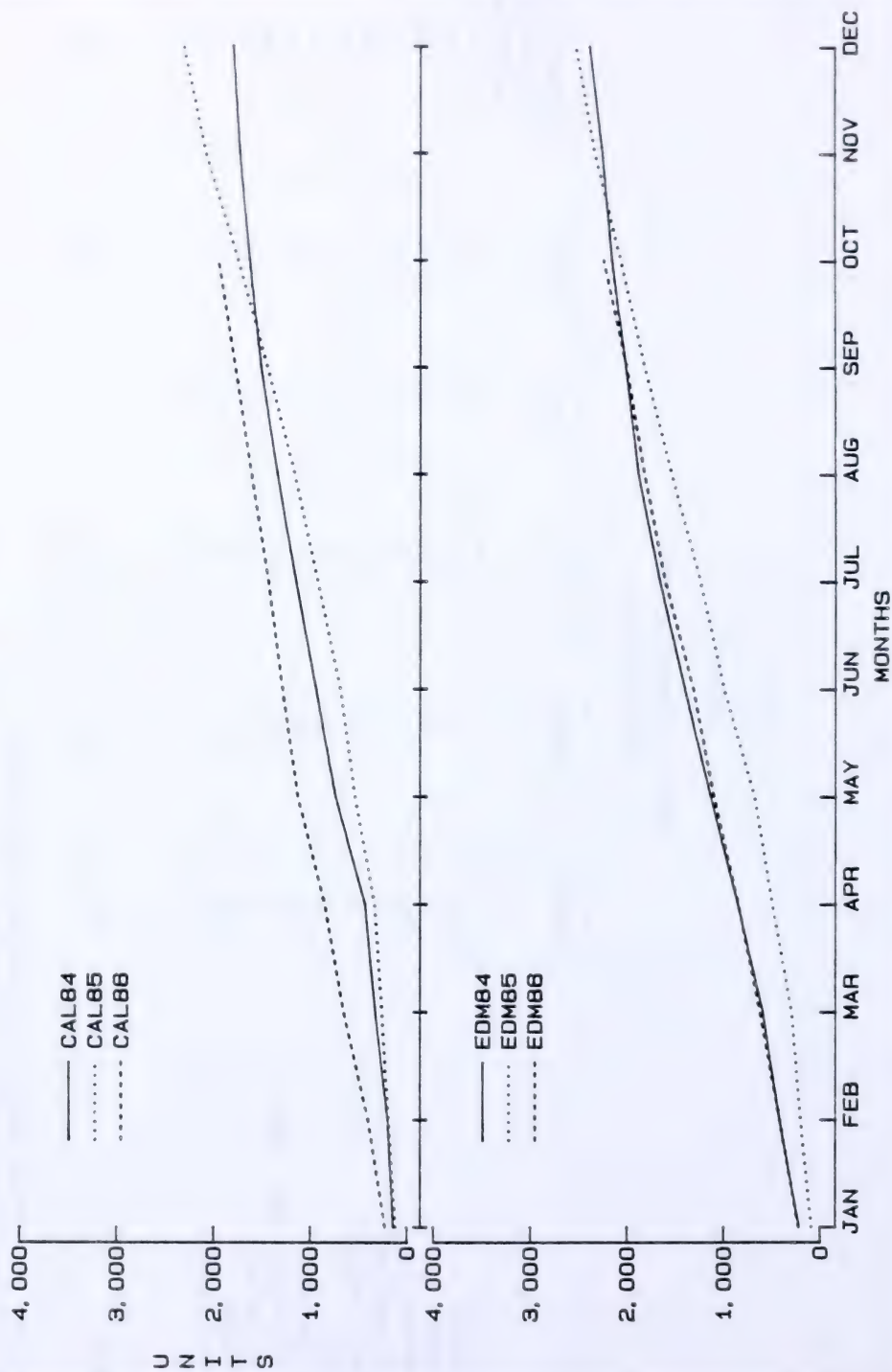


TABLE 2

OCT-86

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1985 1986	1985 1986	1985 1986	1985 1986	1985 1986	
CALGARY	1733 1818	6 46	5 28	7 61	1751 1953	12 14
CANROSE	21 24	0 0	0 0	0 0	21 24	9
EDMONTON M.A.	1958 2046	24 101	21 80	59 11	2062 2238	-86
FORT MCMURRAY	200 20	0 2	0 0	44 12	244 34	11
GRANDE PRAIRIE	132 149	2 0	0 0	0 0	134 149	-27
LEUCUC	26 17	0 0	4 5	0 0	30 22	47
LETHBRIDGE	90 154	8 6	0 0	18 11	116 171	-63
LLOYDMINSTER (ALTA. PART)	103 54	0 2	0 0	87 14	190 70	108
MEDICINE HAT	73 117	0 6	0 29	0 0	73 152	102
RED DEER	134 194	2 8	27 119	0 8	163 329	46
SPRUCE GROVE	28 41	0 0	0 0	0 0	28 41	
TOTAL	4498 4634	42 171	57 261	215 117	4812 5183	8
PERCENT CHANGE BY TYPE	3	307	358	-46	8	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

FIGURE 2
TOTAL NUMBER OF STARTS EACH MONTH
URBAN ALBERTA

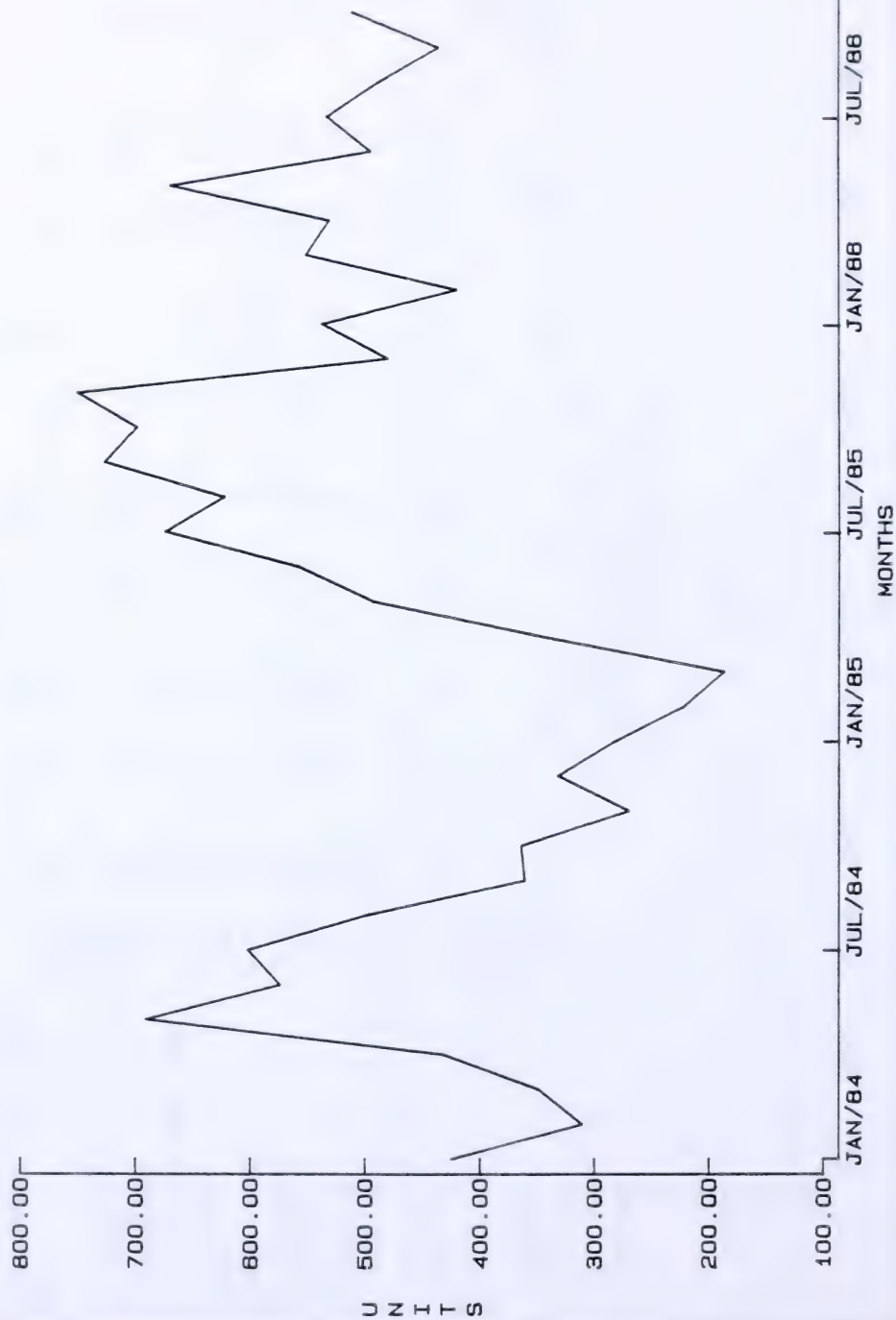


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	282	538	91
FEBRUARY	222	421	90
MARCH	187	553	196
APRIL	347	532	53
MAY	493	671	36
JUNE	558	496	-11
JULY	674	534	-21
AUGUST	623	489	-22
SEPTEMBER	727	437	-40
OCTOBER	699	512	-27
NOVEMBER	751		
DECEMBER	481		
TOTAL	6044	5183	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
URBAN ALBERTA

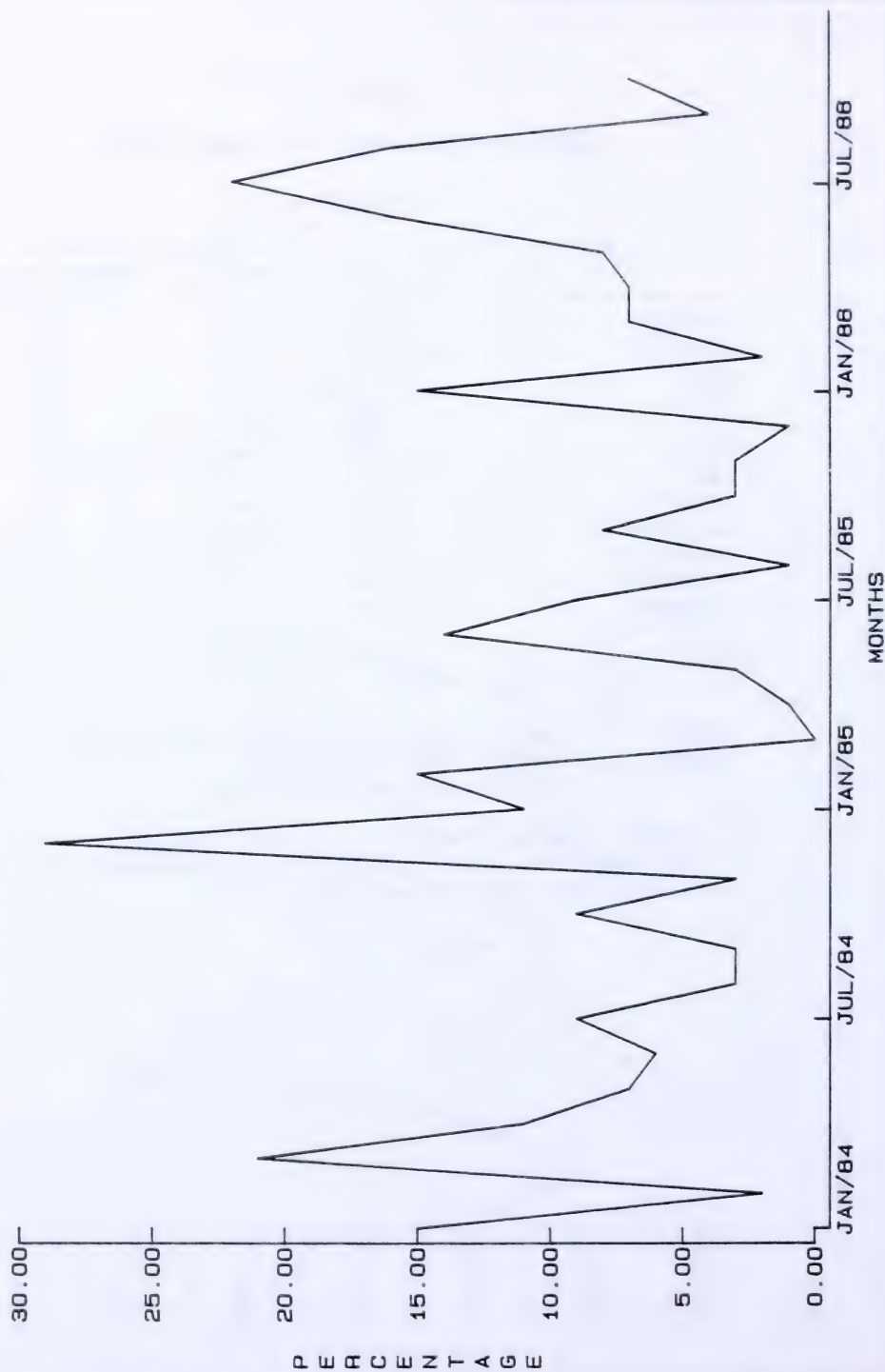


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1985-1986				
1985				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	674	612	62	9
AUGUST	623	615	8	1
SEPTEMBER	727	668	59	8
OCTOBER	699	679	20	3
NOVEMBER	751	726	25	3
DECEMBER	481	477	4	1
TOTAL	6044	5701	343	6
1986				
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH	553	513	40	7
APRIL	532	496	36	7
MAY	671	614	57	8
JUNE	496	417	79	16
JULY	534	416	118	22
AUGUST	489	413	76	16
SEPTEMBER	437	419	18	4
OCTOBER	512	475	37	7
NOVEMBER				
DECEMBER				
TOTAL	5183	4634	549	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
 MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
EDMONTON AND CALGARY

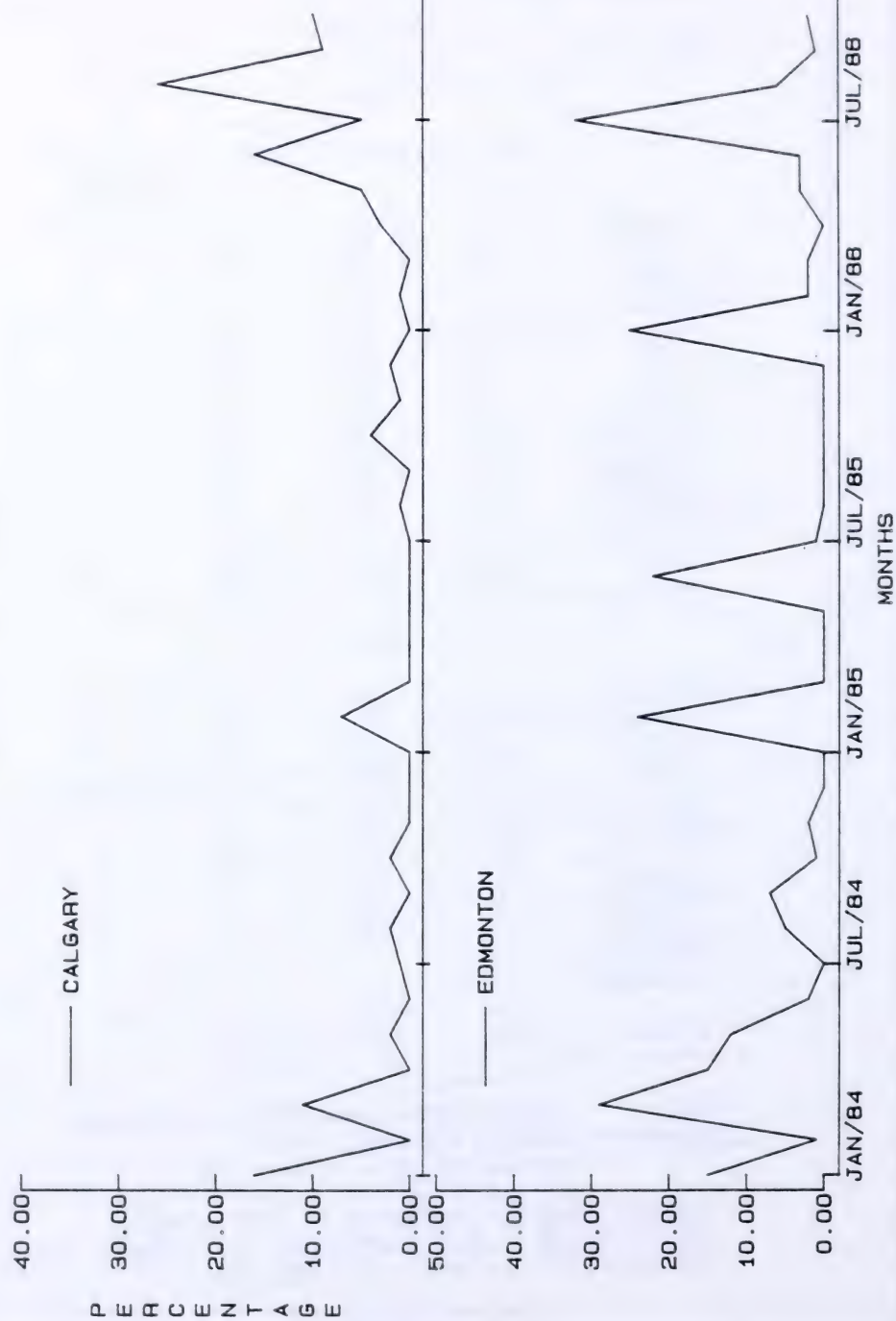


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1985						EDMONTON(METRO)					
CALGARY			1986			EDMONTON(METRO)			EDMONTON(METRO)		
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	118	0	0	JANUARY	90	0	0	JANUARY	90	0	0
FEBRUARY	73	5	7	FEBRUARY	116	88	28	FEBRUARY	116	88	24
MARCH	66	0	0	MARCH	90	0	0	MARCH	90	0	0
APRIL	76	0	0	APRIL	200	0	0	APRIL	200	0	0
MAY	202	0	0	MAY	185	0	0	MAY	185	0	0
JUNE	152	0	0	JUNE	313	68	22	JUNE	313	68	22
JULY	234	0	0	JULY	243	2	1	JULY	243	2	1
AUGUST	243	2	1	AUGUST	296	6	2	AUGUST	296	6	2
SEPTEMBER	283	0	0	SEPTEMBER	278	0	0	SEPTEMBER	278	0	0
OCTOBER	304	11	4	OCTOBER	251	0	0	OCTOBER	251	0	0
NOVEMBER	336	2	1	NOVEMBER	270	0	0	NOVEMBER	270	0	0
DECEMBER	231	4	2	DECEMBER	196	0	0	DECEMBER	196	0	0
TOTAL	2318	24	1	TOTAL	2528	104	4	TOTAL	2528	104	4
1986						EDMONTON(METRO)					
CALGARY			1986			EDMONTON(METRO)			EDMONTON(METRO)		
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	225	0	0	JANUARY	225	57	25	JANUARY	225	57	25
FEBRUARY	177	2	1	FEBRUARY	195	4	2	FEBRUARY	195	4	2
MARCH	251	0	0	MARCH	207	4	2	MARCH	207	4	2
APRIL	196	6	3	APRIL	222	1	0	APRIL	222	1	0
MAY	278	15	5	MAY	252	8	3	MAY	252	8	3
JUNE	159	25	16	JUNE	212	6	3	JUNE	212	6	3
JULY	146	8	5	JULY	288	93	32	JULY	288	93	32
AUGUST	176	46	26	AUGUST	213	13	6	AUGUST	213	13	6
SEPTEMBER	169	16	9	SEPTEMBER	186	2	1	SEPTEMBER	186	2	1
OCTOBER	176	17	10	OCTOBER	238	4	2	OCTOBER	238	4	2
NOVEMBER				NOVEMBER				NOVEMBER			
DECEMBER				DECEMBER				DECEMBER			
TOTAL	1953	1818	135	TOTAL	2238	2046	192	TOTAL	2238	2046	192

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

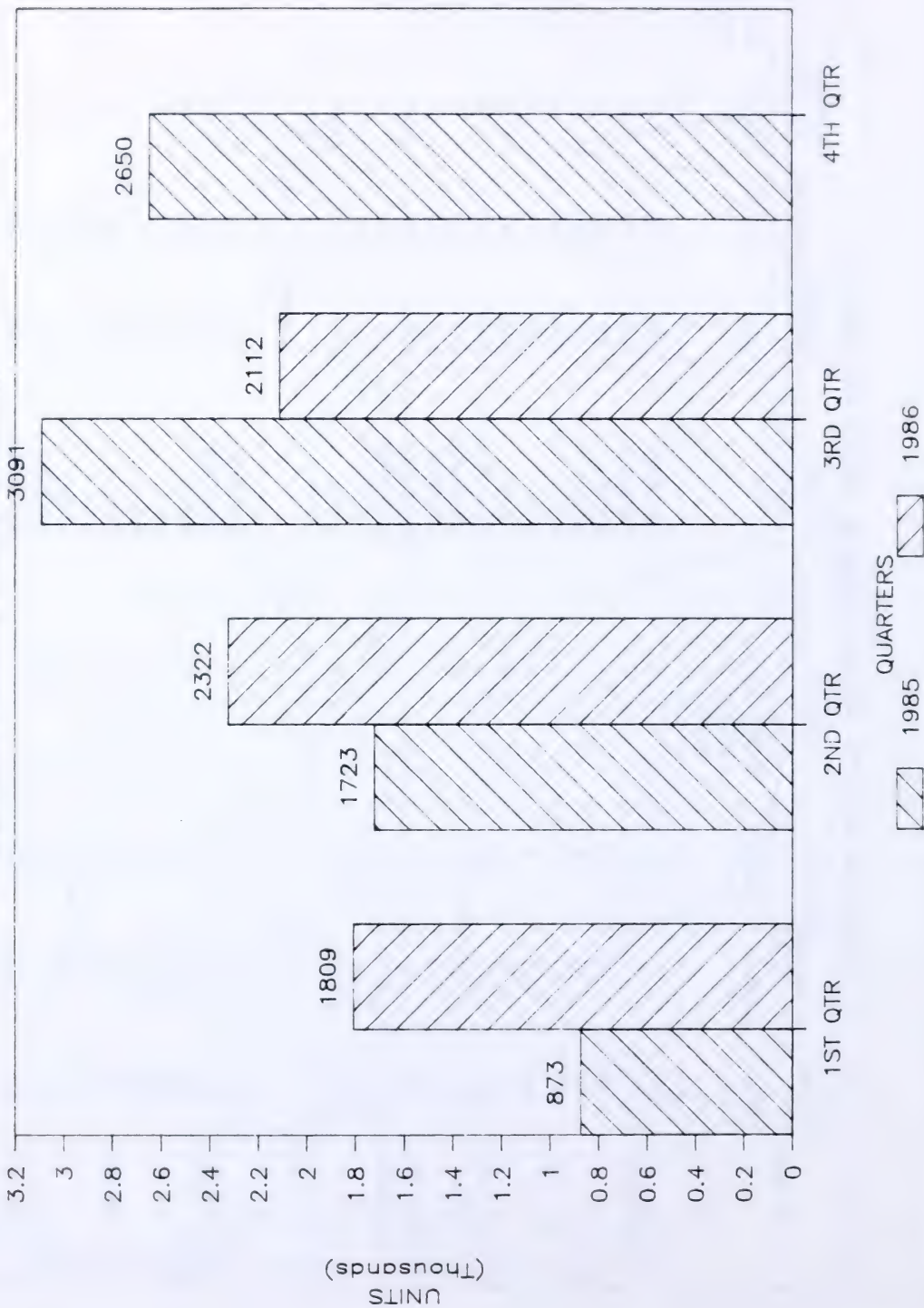


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1985 - 1986		PERCENT CHANGE
	1985	1986	
FIRST QUARTER	873	1809	107
SECOND QUARTER	1723	2322	35
THIRD QUARTER	3091	2112	-32
FOURTH QUARTER	2650	---	---
TOTAL	8337	6243	---

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

TABLE 7

OCT-86

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	222	6	0	0	228	37
CAMROSE	6	0	0	0	6	100
EDMONTON M.A.	299	4	4	0	307	3
FORT MCMURRAY	1	0	0	0	1	-97
GRANDE PRAIRIE	19	0	0	0	19	6
LEDUC	3	0	0	0	3	-25
LETHBRIDGE	36	0	0	0	36	24
LLOYDMINSTER (ALTA. PART)	10	0	0	0	10	-80
MEDICINE HAT	4	0	0	0	4	-90
RED DEER	23	0	40	0	63	142
SPRUCE GROVE	2	0	0	0	2	-71
TOTAL	625	10	44	0	679	1

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

TABLE 8

OCT-86

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	558	14	28	81	681	38
CAMROSE	10	0	0	0	10	-86
EDMONTON M.A.	603	64	43	1	711	19
FORT MCMURRAY	5	2	0	0	7	-91
GRANDE PRAIRIE	33	0	0	0	33	-25
LEDUC	1	0	5	0	6	-45
LETHBRIDGE	59	2	0	11	72	-6
LLOYDMINSTER(ALTA. PART)	10	2	0	0	12	-79
MEDICINE HAT	39	4	25	0	68	15
RED DEER	69	4	12	8	93	116
SPRUCE GROVE	18	0	0	0	18	100
TOTAL	1405	92	113	101	1711	-30

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 8
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
CALGARY

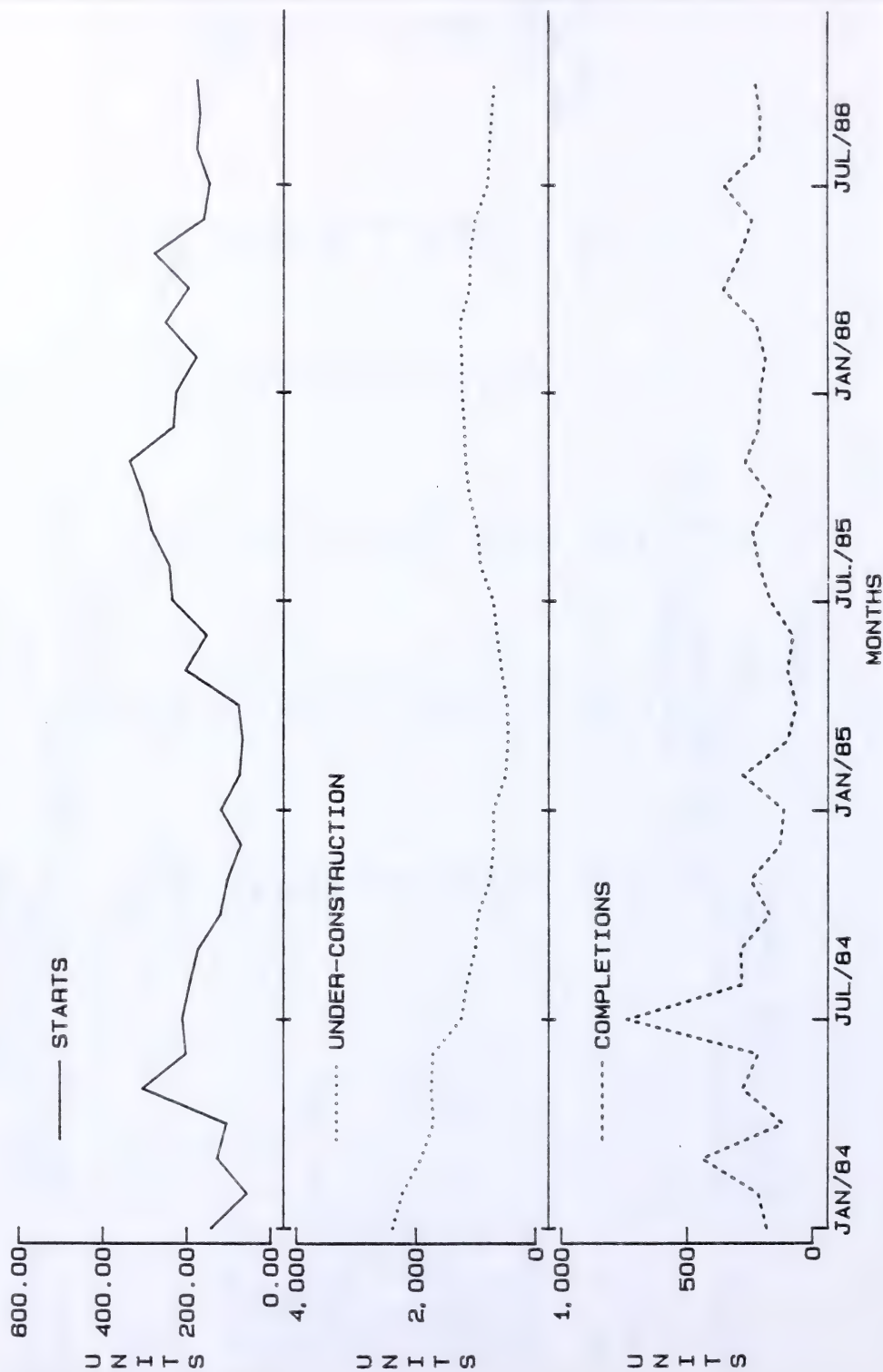


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1985			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	647
JULY	234	169	711
AUGUST	243	213	925
SEPTEMBER	283	239	969
OCTOBER	304	167	1105
NOVEMBER	336	269	1172
DECEMBER	231	214	1189
1986			
JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH	251	224	1258
APRIL	196	353	1096
MAY	278	287	1084
JUNE	159	240	1001
JULY	146	350	797
AUGUST	176	210	770
SEPTEMBER	169	206	733
OCTOBER	176	228	681
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 7
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
EDMONTON

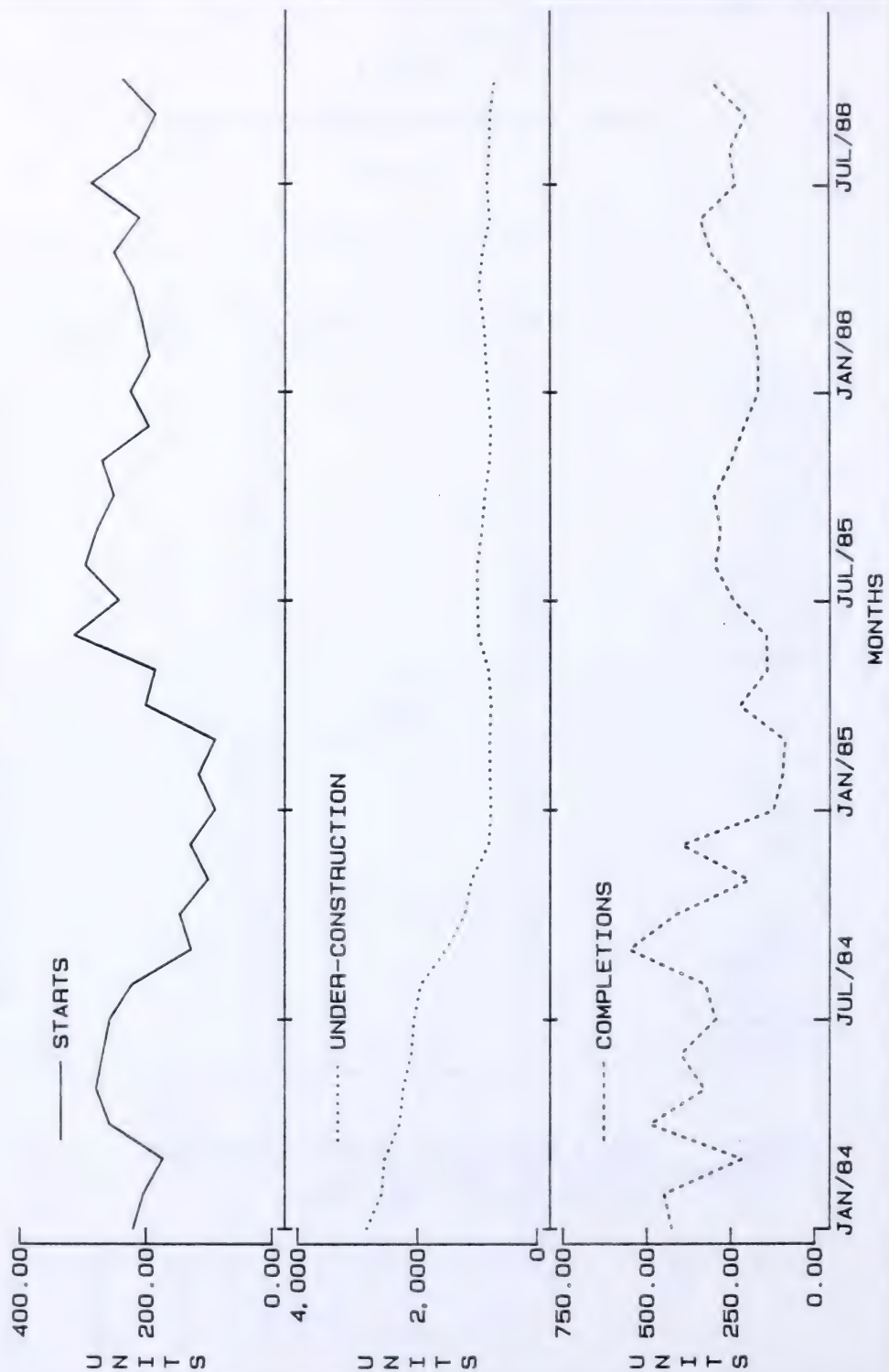


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

----- 1985 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	90	122	769
FEBRUARY	116	95	787
MARCH	90	87	790
APRIL	200	222	768
MAY	185	141	811
JUNE	313	143	980
JULY	243	240	999
AUGUST	296	296	998
SEPTEMBER	278	278	923
OCTOBER	251	298	873
NOVEMBER	270	248	790
DECEMBER	196	210	771
----- 1986 -----			
JANUARY	225	167	823
FEBRUARY	195	166	855
MARCH	207	178	886
APRIL	222	217	966
MAY	252	304	912
JUNE	212	339	787
JULY	288	235	836
AUGUST	213	251	797
SEPTEMBER	186	203	782
OCTOBER	238	307	711
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH
URBAN ALBERTA

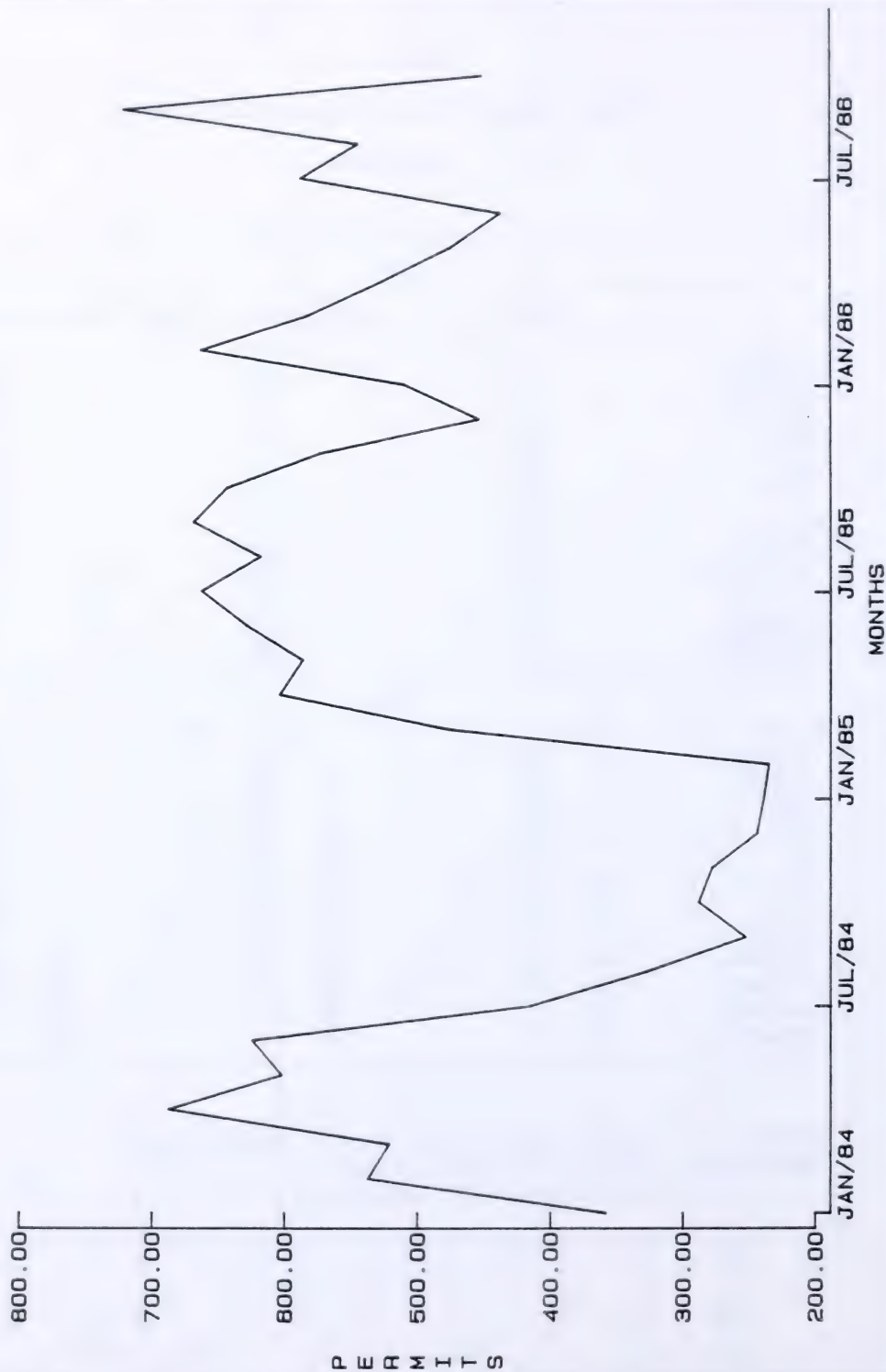


TABLE 11

OCT-86

RESIDENTIAL BUILDING PERMITS
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	126	13	0	0	139	-38
CAMROSE	3	0	0	0	3	0
EDMONTON M.A.	195	0	10	2	207	-26
FORT MCMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	14	0	0	0	14	-56
LEDEC	3	0	0	0	3	-25
LETHBRIDGE	18	0	10	0	28	367
LLOYDMINSTER (ALTA. PART)	24	0	0	0	24	-43
MEDICINE HAT	12	0	0	0	12	-29
RED DEER	19	0	0	0	19	19
SPRUCE GROVE	3	0	0	0	3	0
TOTAL	417	13	20	2	452	-30

SOURCE: ALBERTA BUREAU OF STATISTICS
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 9
CUMULATIVE RESIDENTIAL BUILDING PERMITS
CALGARY AND EDMONTON

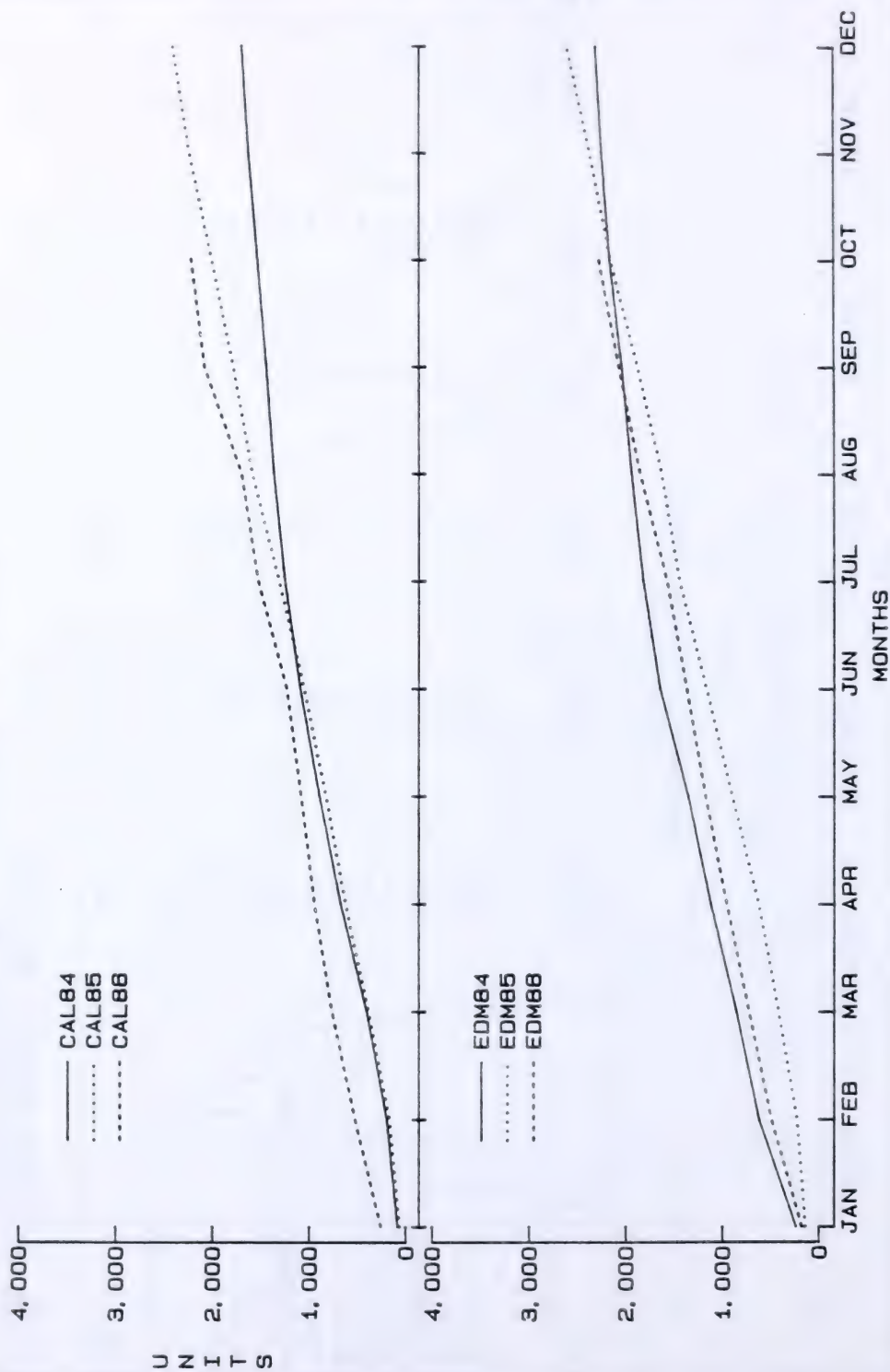


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPAKED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

[illegible]

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 10
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED
URBAN ALBERTA

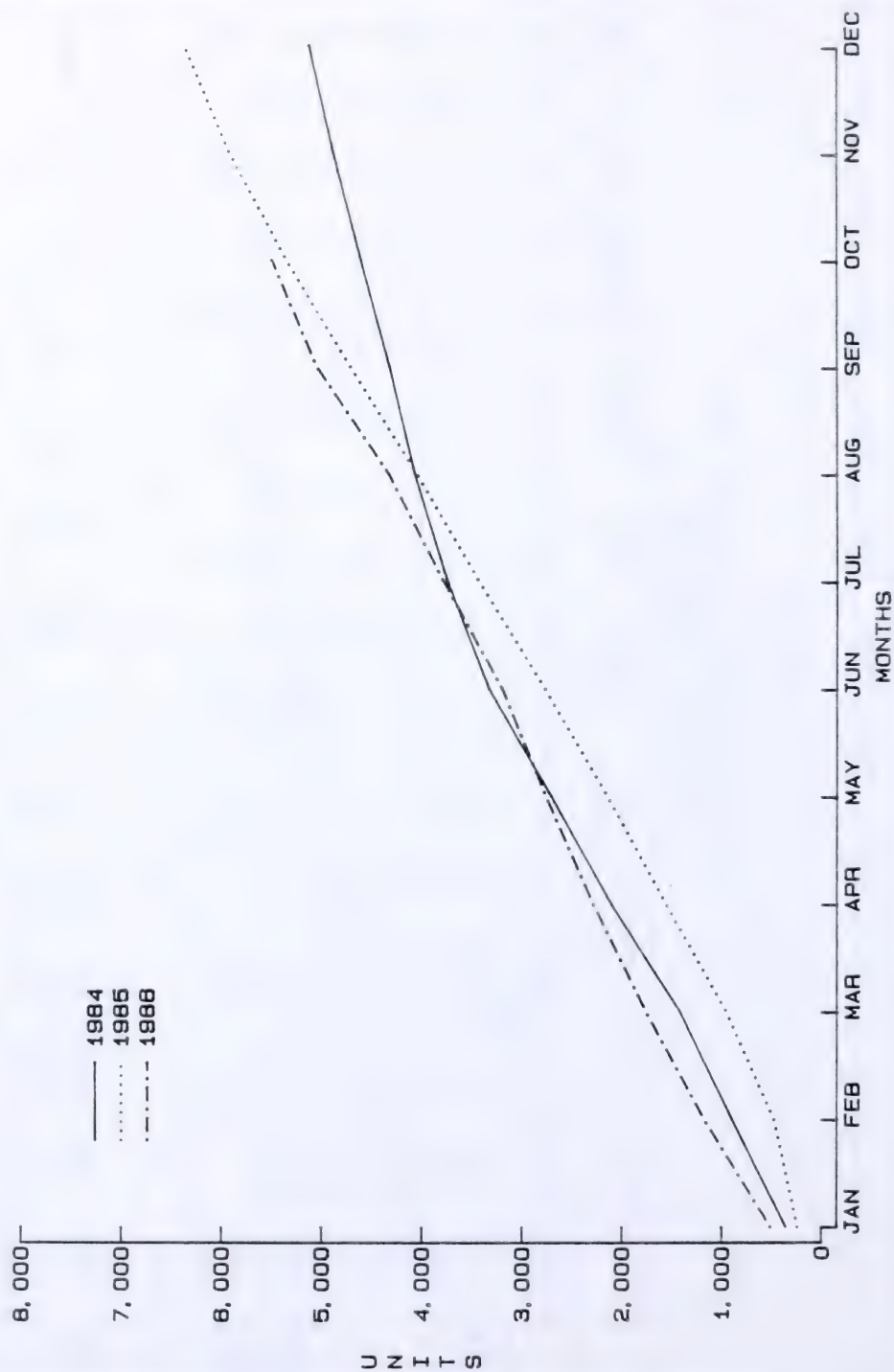


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	239	510	113
FEBRUARY	235	663	182
MARCH	477	583	22
APRIL	603	527	-13
MAY	586	475	-19
JUNE	628	438	-30
JULY	662	588	-11
AUGUST	618	545	-12
SEPTEMBER	668	722	8
OCTOBER	643	452	-30
NOVEMBER	573		
DECEMBER	454		
TOTAL	6386	5503	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

TABLE 14
RESIDENTIAL BUILDING PERMITS
SELECTED RURAL AREAS

	SINGLES			MULTI			TOTAL		
	YEAR TO DATE		PERCENT CHANGE	YEAR TO DATE		PERCENT CHANGE	YEAR TO DATE		
	OCTOBER-86	1986 OVER 1985		OCTOBER-86	1986 OVER 1985		OCTOBER-86	1986 OVER 1985	
BONNYVILLE	0	13	-79	0	126	168	0	139	26
COLD LAKE	2	31	-62	0	42	-73	2	73	-69
GRAND CENTRE	0	26	53	0	0	-100	0	26	-67
ELK POINT	0	3	-94	0	0	-100	0	3	-98
ST. PAUL	0	15	-35	0	5	*	0	20	-13

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 11
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
EDMONTON METRO

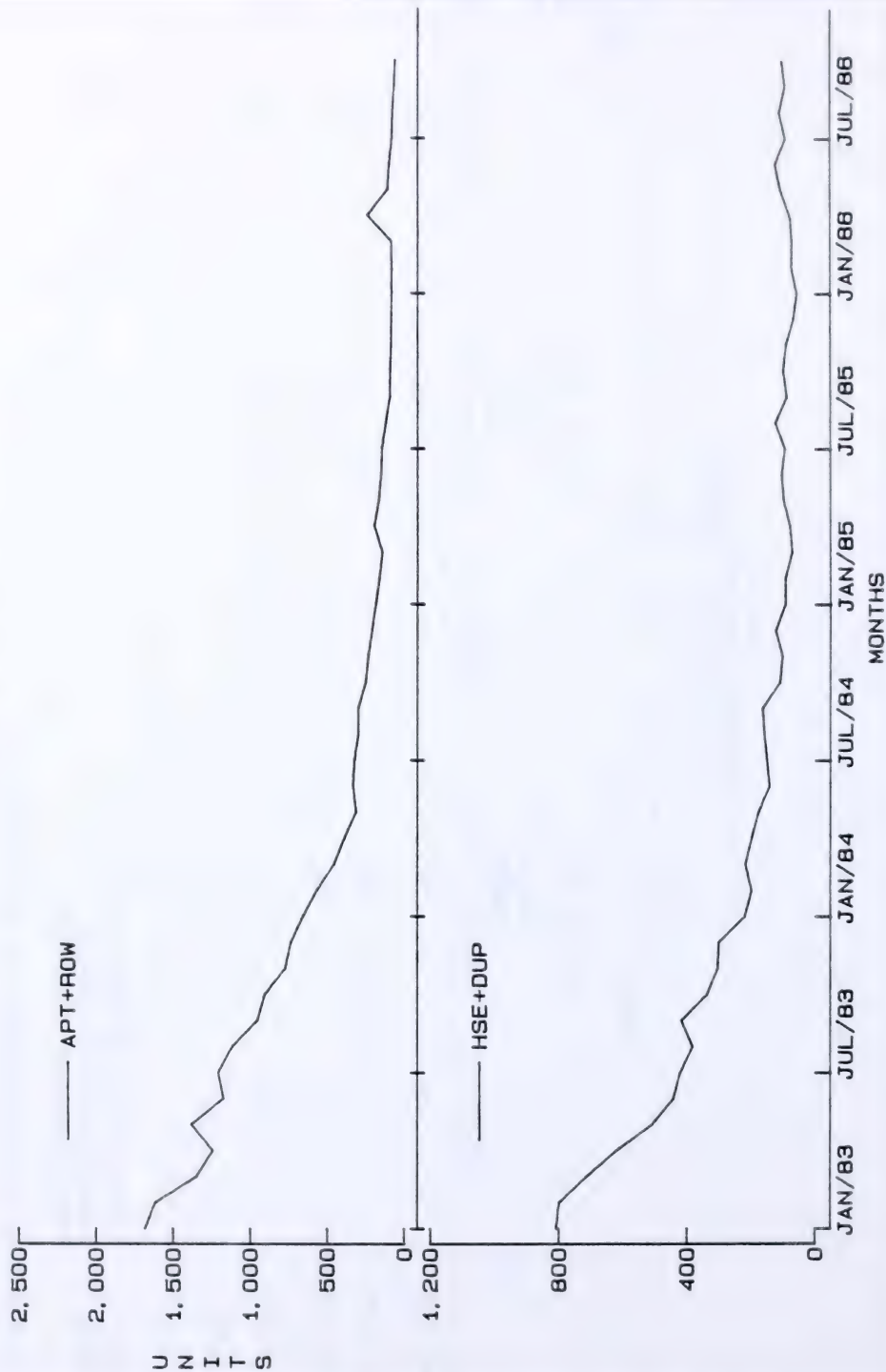


TABLE 15

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1985					
JANUARY	93	184	277	122	39
FEBRUARY	93	161	254	95	32
MARCH	72	143	215	87	37
APRIL	78	195	273	222	38
MAY	98	165	263	141	36
JUNE	104	151	255	143	37
JULY	94	146	240	240	52
AUGUST	124	121	245	296	54
SEPTEMBER	89	94	183	278	65
OCTOBER	100	93	193	298	60
NOVEMBER	100	87	187	248	58
DECEMBER	68	85	153	210	61

1986					
JANUARY	57	84	141	167	56
FEBRUARY	73	84	157	166	49
MARCH	72	87	159	178	53
APRIL	78	74	152	217	60
MAY	107	111	218	304	52
JUNE	124	101	225	339	60
JULY	92	83	175	235	62
AUGUST	111	79	190	251	55
SEPTEMBER	93	69	162	203	59
OCTOBER	103	62	165	307	65
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
CALGARY

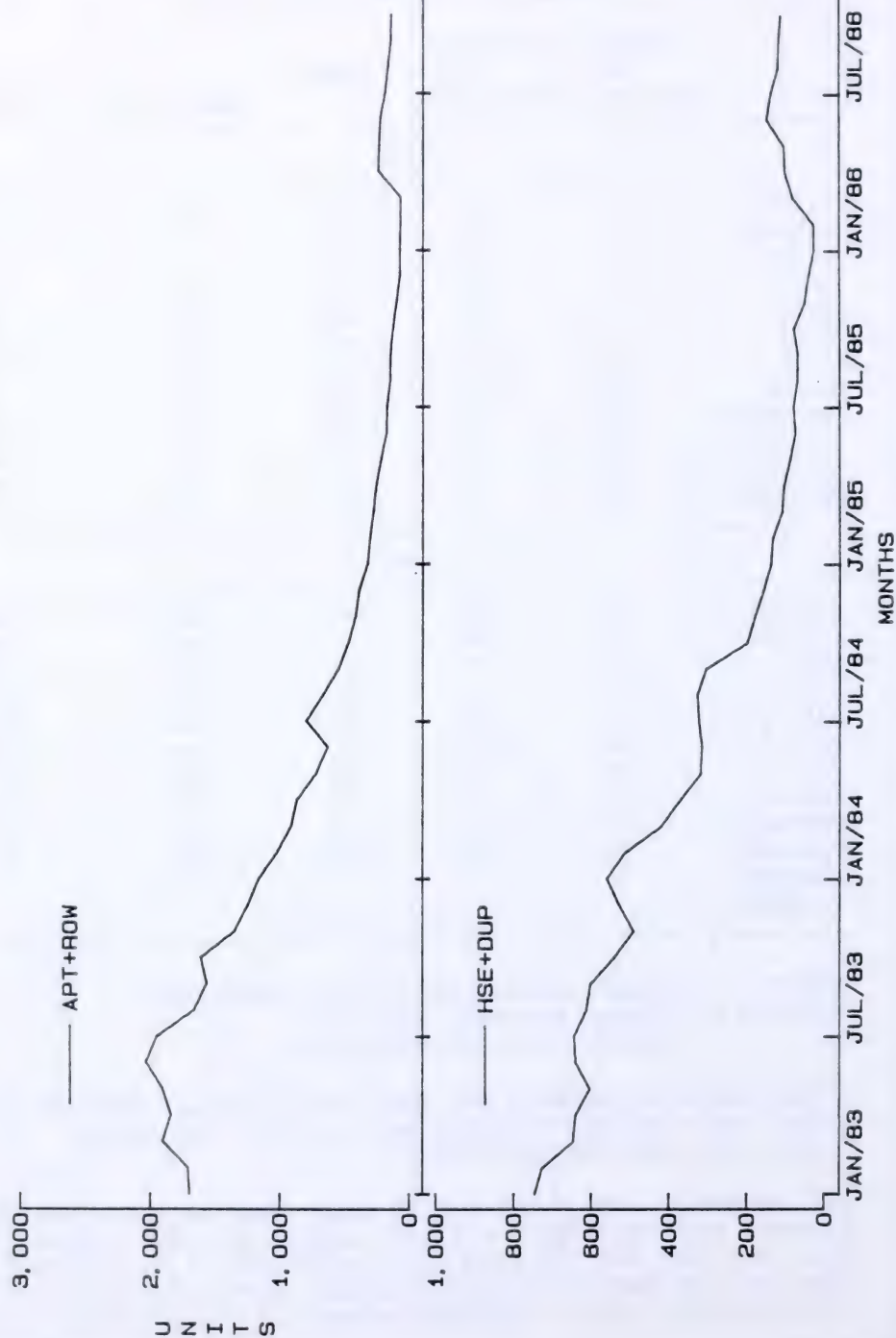


TABLE 16

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1985					
JANUARY	137	322	459	115	30
FEBRUARY	132	302	434	277	41
MARCH	108	276	384	101	28
APRIL	103	255	358	65	20
MAY	87	218	305	101	34
JUNE	74	176	250	79	35
JULY	79	172	251	169	40
AUGUST	69	148	217	213	53
SEPTEMBER	68	146	214	239	53
OCTOBER	78	127	205	167	46
NOVEMBER	50	100	150	269	68
DECEMBER	40	75	115	214	68
1986					
JANUARY	26	74	100	208	69
FEBRUARY	27	70	97	187	66
MARCH	80	70	150	224	53
APRIL	101	242	343	353	32
MAY	103	236	339	287	46
JUNE	147	227	374	240	35
JULY	137	190	327	350	55
AUGUST	118	167	285	210	47
SEPTEMBER	116	146	262	206	47
OCTOBER	111	142	253	228	48
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

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COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13
LISTINGS AND SALES
EDMONTON METRO

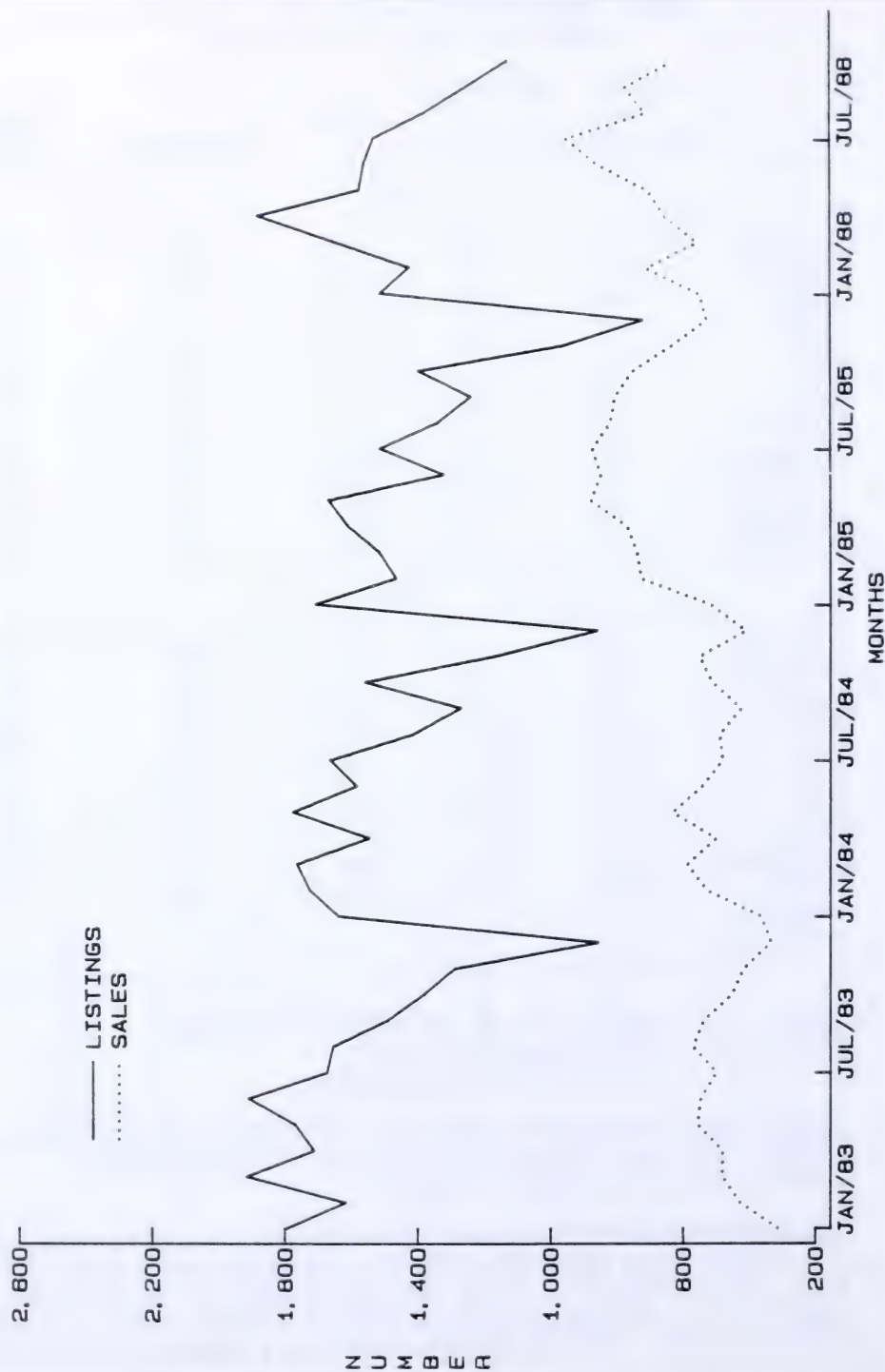


TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1985				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER	1398	751	.54	69804
NOVEMBER	961	633	.66	73175
DECEMBER	721	526	.73	72381
1986				
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL	1884	652	.35	73402
MAY	1577	704	.45	78837
JUNE	1563	857	.55	78503
JULY	1534	954	.62	74882
AUGUST	1380	711	.52	79176
SEPTEMBER	1255	774	.62	76262
OCTOBER	1133	631	.56	73690
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 14
LISTINGS AND SALES
CALGARY

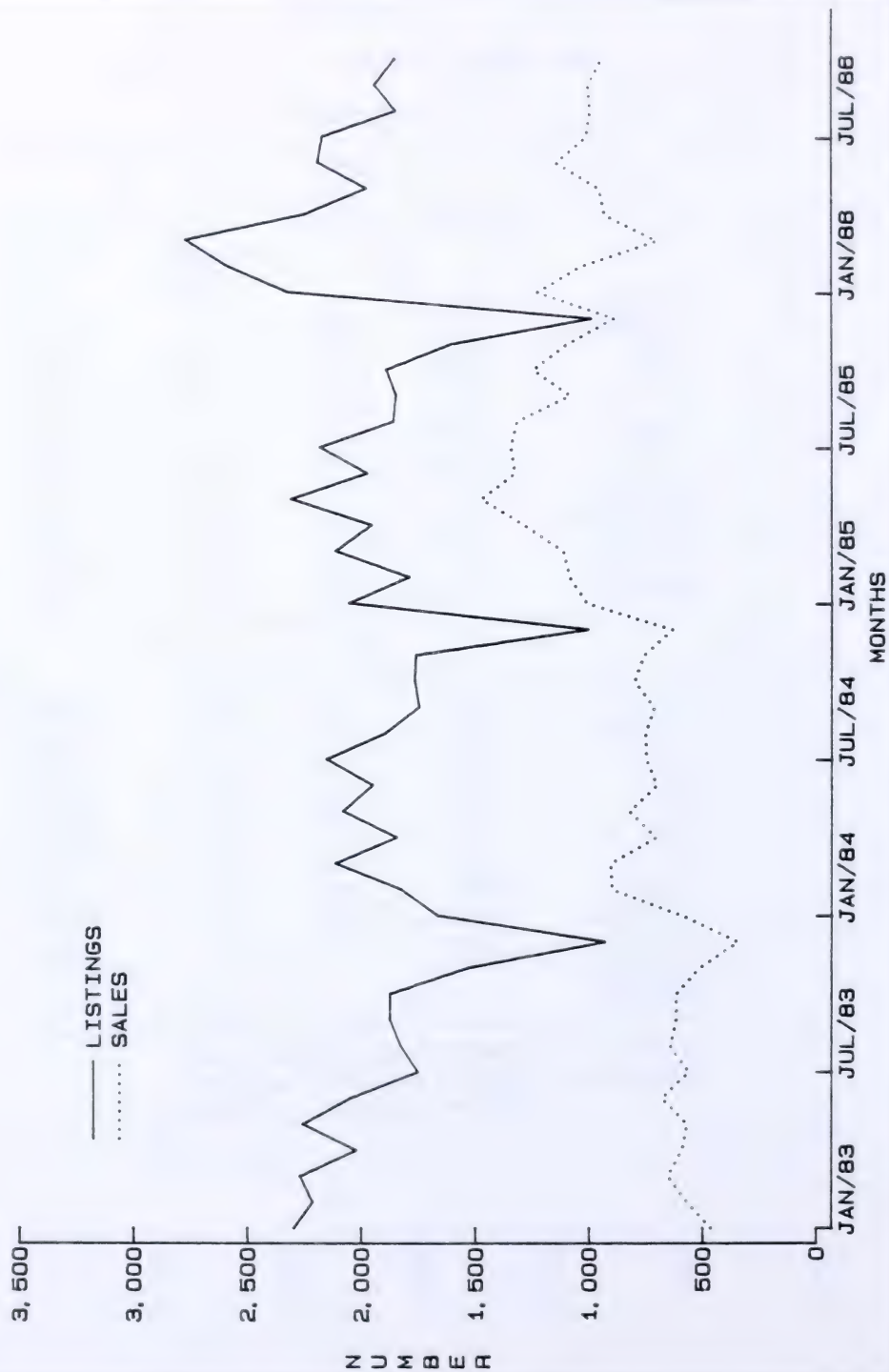


TABLE 18

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1985				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER	1892	1245	.66	80370
NOVEMBER	1606	1096	.68	79815
DECEMBER	992	890	.90	81154

1986				
JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL	2255	933	.41	85863
MAY	1982	956	.48	89804
JUNE	2196	1147	.52	91524
JULY	2175	1013	.47	86305
AUGUST	1854	997	.54	84905
SEPTEMBER	1945	1006	.52	86640
OCTOBER	1858	947	.51	85695
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 15
AVERAGE SALE PRICES
CALGARY AND EDMONTON

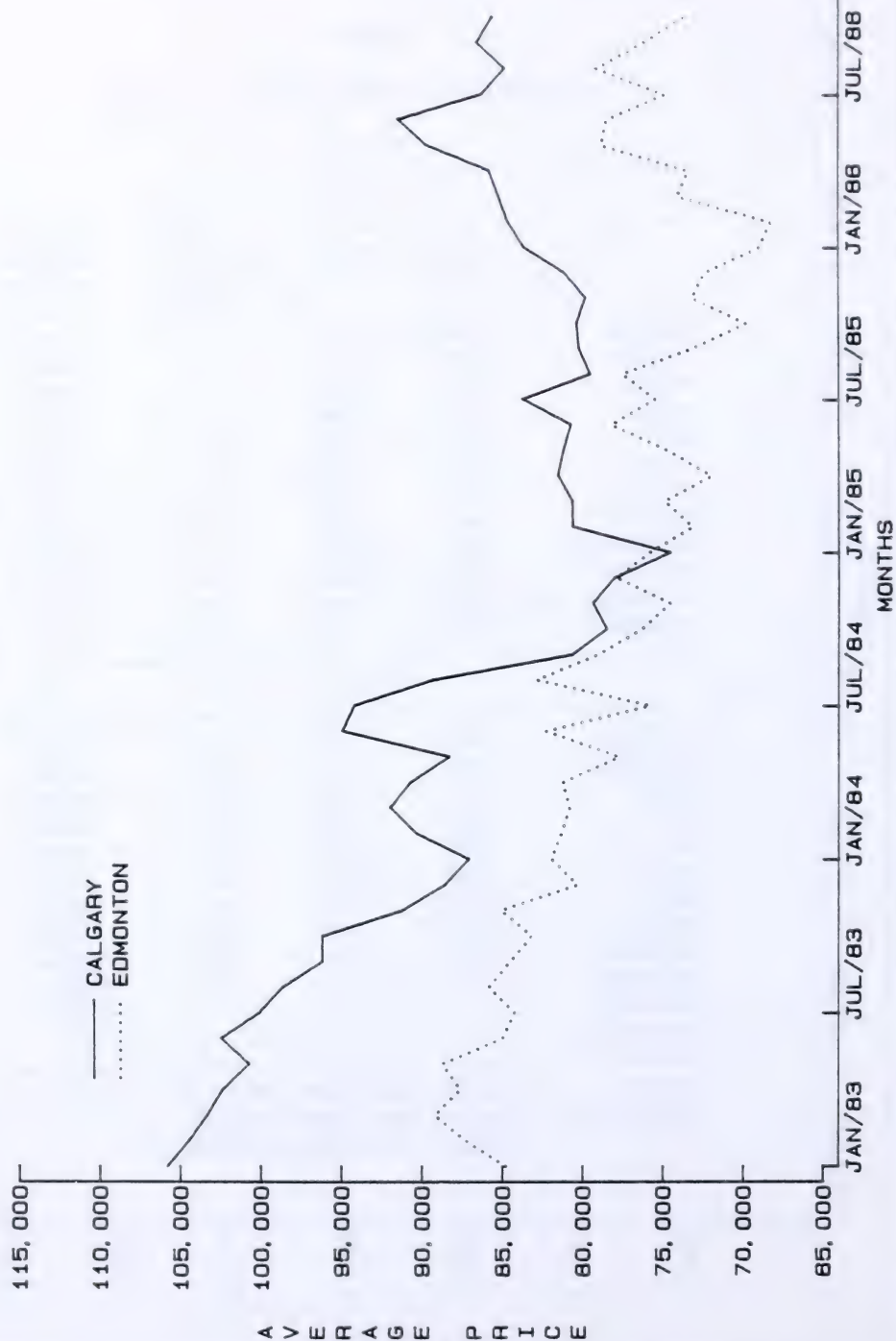


FIGURE 18
NEW HOUSING PRICE INDEXES
CALGARY AND EDMONTON
(1981=100)

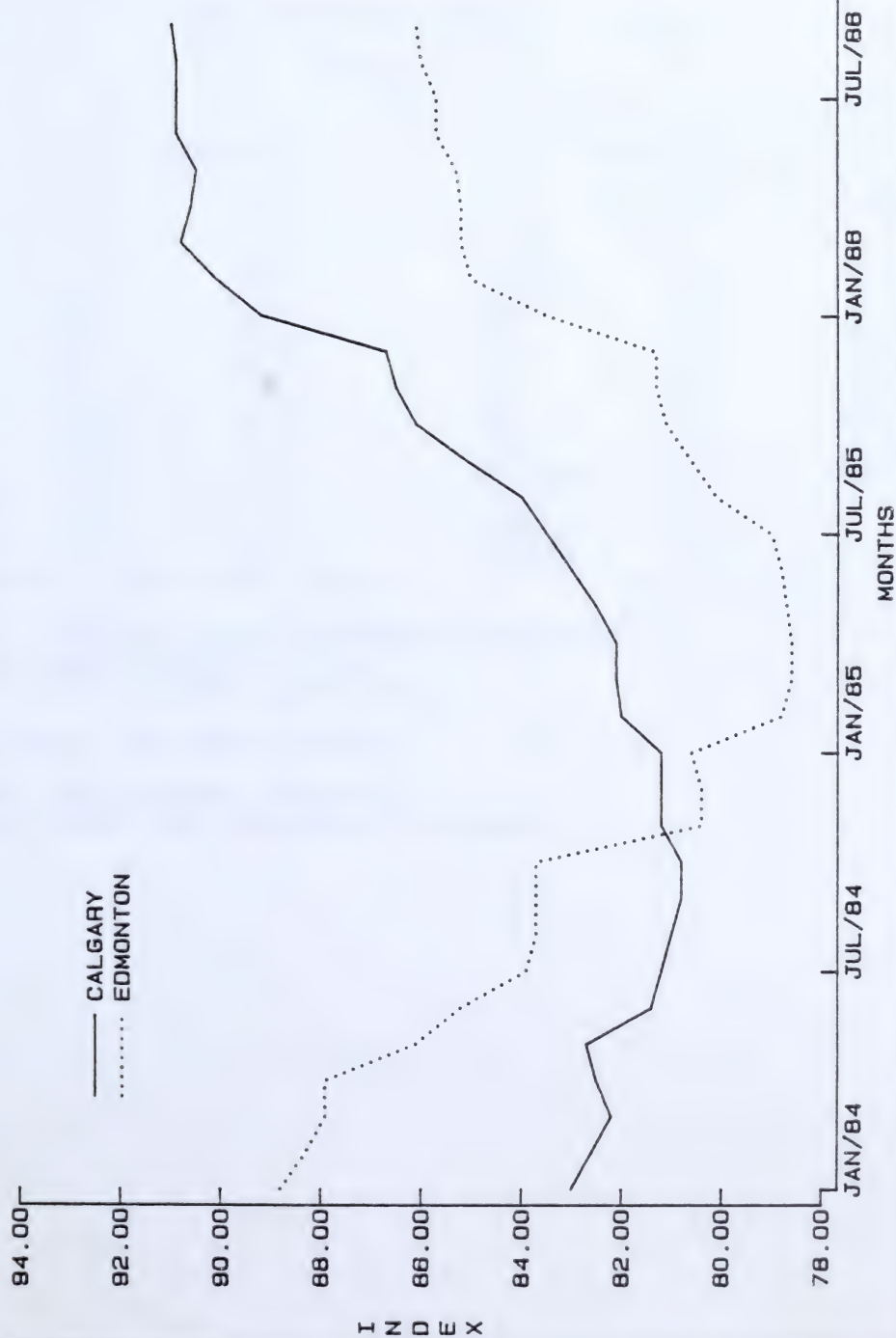


TABLE 19

NEW HOUSING PRICE INDICES*

1981=100

CALGARY**			EDMONTON***		
	1985	1986		1985	1986
JANUARY	81.2	89.2	JANUARY	80.6	83.5
FEBRUARY	82.0	90.1	FEBRUARY	78.8	85.0
MARCH	82.1	90.8	MARCH	78.6	85.2
APRIL	82.1	90.6	APRIL	78.6	85.2
MAY	82.5	90.5	MAY	78.7	85.3
JUNE	83.0	90.9	JUNE	78.8	85.7
JULY	83.5	90.9	JULY	79.0	85.7
AUGUST	84.0	90.9	AUGUST	80.1	86.0
SEPTEMBER	85.1	91.0	SEPTEMBER	80.6	86.1
OCTOBER	86.1		OCTOBER	81.1	
NOVEMBER	86.5		NOVEMBER	81.3	
DECEMBER	86.7		DECEMBER	81.3	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

AL-1611
EX-101-101
C2
JAN 16 1987

RESIDENTIAL CONSTRUCTION IN ALBERTA

NOVEMBER 1986

Alberta
MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

RESIDENTIAL CONSTRUCTION

IN ALBERTA

OCTOBER 1986

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

ISSN 0823-3047
10/86 (230)

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Highlights

Urban Alberta

- ° Housing starts in November continued to decrease from the preceding year to 565 units, down 25% from 751 units in November 1985.
- ° Total starts to date, however, are up 3% over the previous year. Multiples jumped 108% while singles dropped 3%.
- ° Housing under construction in November increased from the month before to 1,784 units, but 28% behind last year's levels.
- ° The number of building permits issued in Urban Alberta jumped 35% from October to 603 units; this represents a 5% increase compared to the same period last year.

Calgary

- ° Calgary's starts rose 63% to 286 units last month, but fell 15% in comparison with 336 units a year ago.
- ° Total starts for the year are still 7% higher than November 1985. This is due entirely to sharp increases (by 1,145%) in multiple units.
- ° For the first time in many months, housing under construction showed an upward movement to 721 units from 681 the month before. However, inventory of newly completed and unoccupied housing decreased marginally to 251 units with a slight increase in the rate of absorption.
- ° Building permits jumped sharply (176%) to 383 units in November. Multiples accounted for 71% (271 units) of the total. Total building permits to date are 16% ahead of last year.

- ° In the resale market, only 730 houses were sold during the month, down 33% over November 1985.
- ° However, the average selling price increased to \$87,658 from \$85,695 the month before. The new housing price index also showed a slight increase to 91.1 in October.

Edmonton

- ° Edmonton's housing starts continued to decline last month to 193 units, down 29% compared to the same month last year.
- ° Total starts to date, however, still showed a 4% increase to 2,431 compared to 2,332 in 1985.
- ° Despite the recent decreases in starts, housing under construction increased 4% from the month before to 736 units. However, inventory of newly completed and unoccupied units dropped to 147 units with the rate of absorption also dropped to 56% compared to 65% in October.
- ° Resale housing market activities fell again last month with only 496 units sold, so far the lowest level since December 1984.
- ° The average selling price continued to drop to \$72,275 from \$73,690 last month while the new housing price index increased marginally to 86.2 in October.

TABLE 1

NOV-86

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	172	10	0	104	286	-15
CAMROSE	2	0	0	0	2	-78
EDMONTON M.A.	179	4	10	0	193	-29
FORT MCMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	12	0	0	0	12	-37
LEDUC	2	0	0	0	2	-60
LETHBRIDGE	16	0	10	0	26	160
LLOYDMINSTER(ALTA. PART)	1	0	0	0	1	-97
MEDICINE HAT	7	2	13	0	22	22
RED DEER	18	2	0	0	20	-29
SPRUCE GROVE	1	0	0	0	1	-67
TOTAL	410	18	33	104	565	-25

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 1
CUMULATIVE HOUSING STARTS
CALGARY AND EDMONTON

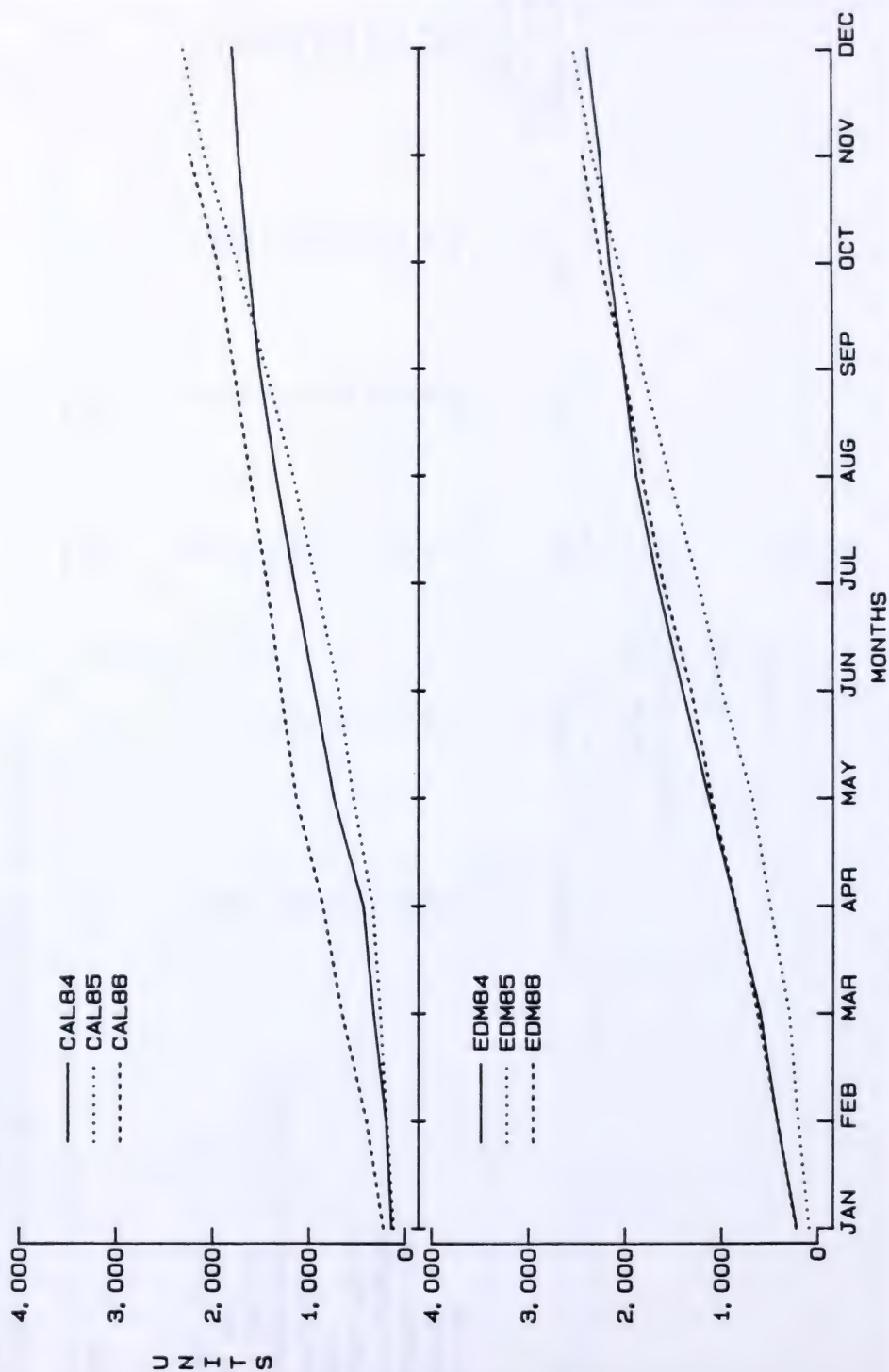


TABLE 2

NOV-86

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMIS		ROW		APT		TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1985	1986	1985	1986	1985	1986	1985	1986	1985 1986	
CALGARY	2067	1990	8	56	5	28	7	165	2087	2239
CAMROSE	30	26	0	0	0	0	0	0	30	26
EDMONTON M.A.	2228	2225	24	105	21	90	59	11	2332	2431
FORT McMURRAY	218	20	0	2	0	0	44	12	262	34
GRANDE PRAIRIE	151	161	2	0	0	0	0	0	153	161
LEDUC	31	19	0	0	4	5	0	0	35	24
LETHBRIDGE	100	169	8	6	0	10	18	11	126	196
LLOYDMINSTER (ALTA. PART)	126	55	0	2	0	0	99	14	225	71
MEDICINE HAT	89	124	2	8	0	42	0	0	91	174
RED DEER	153	212	2	10	36	119	0	8	191	349
SPRUCE GROVE	31	42	0	0	0	0	0	0	31	42
TOTAL	5224	5043	46	189	66	294	227	221	5563	5747
PERCENT CHANGE BY TYPE	-3	-3	311	345	-3	3				

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 2
TOTAL NUMBER OF STARTS EACH MONTH
URBAN ALBERTA

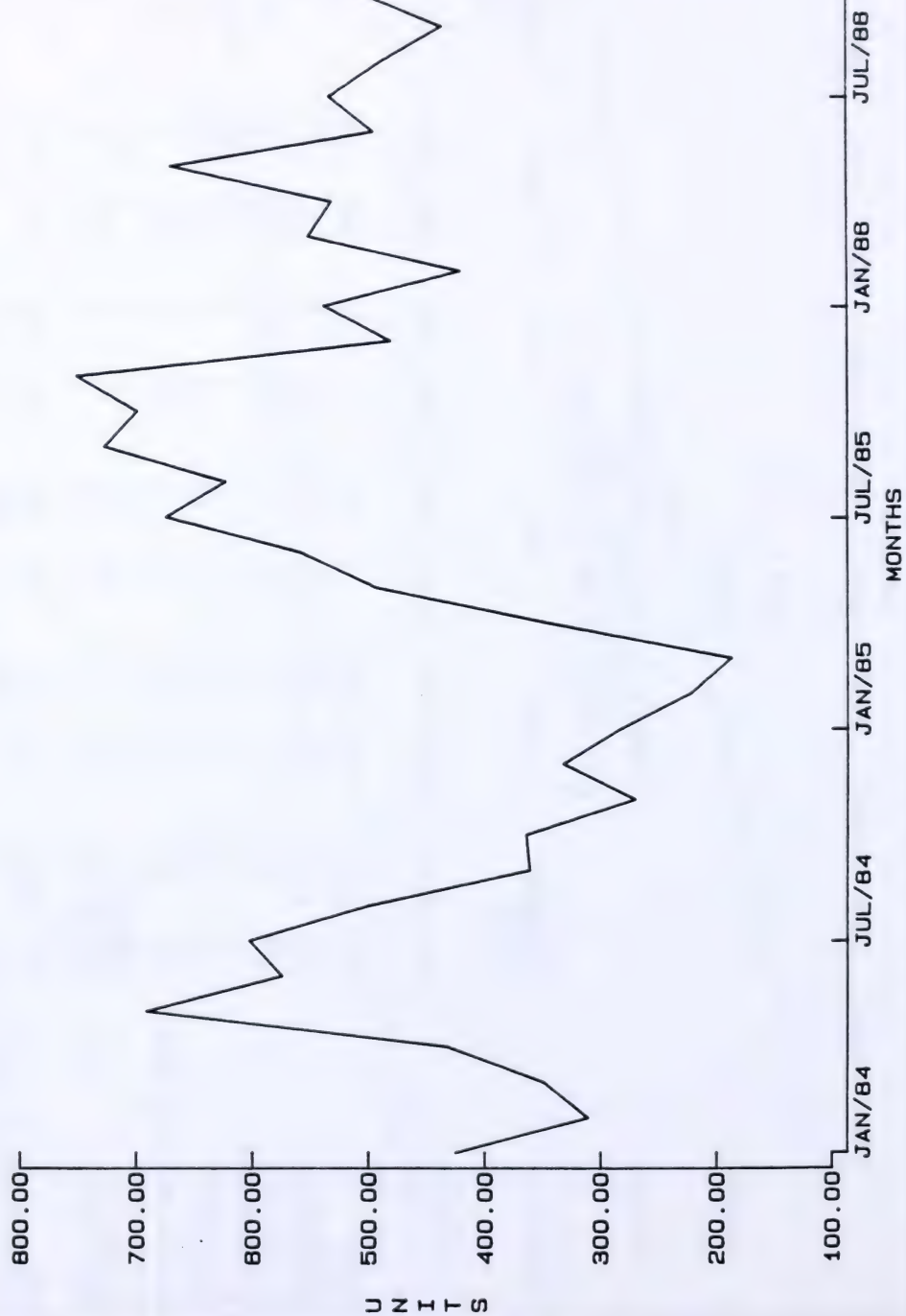


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	282	538	91
FEBRUARY	222	421	90
MARCH	187	553	196
APRIL	347	532	53
MAY	493	671	36
JUNE	558	496	-11
JULY	674	534	-21
AUGUST	623	489	-22
SEPTEMBER	727	437	-40
OCTOBER	699	511	-27
NOVEMBER	751	565	-25
DECEMBER	481		
TOTAL	6044	5747	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
URBAN ALBERTA

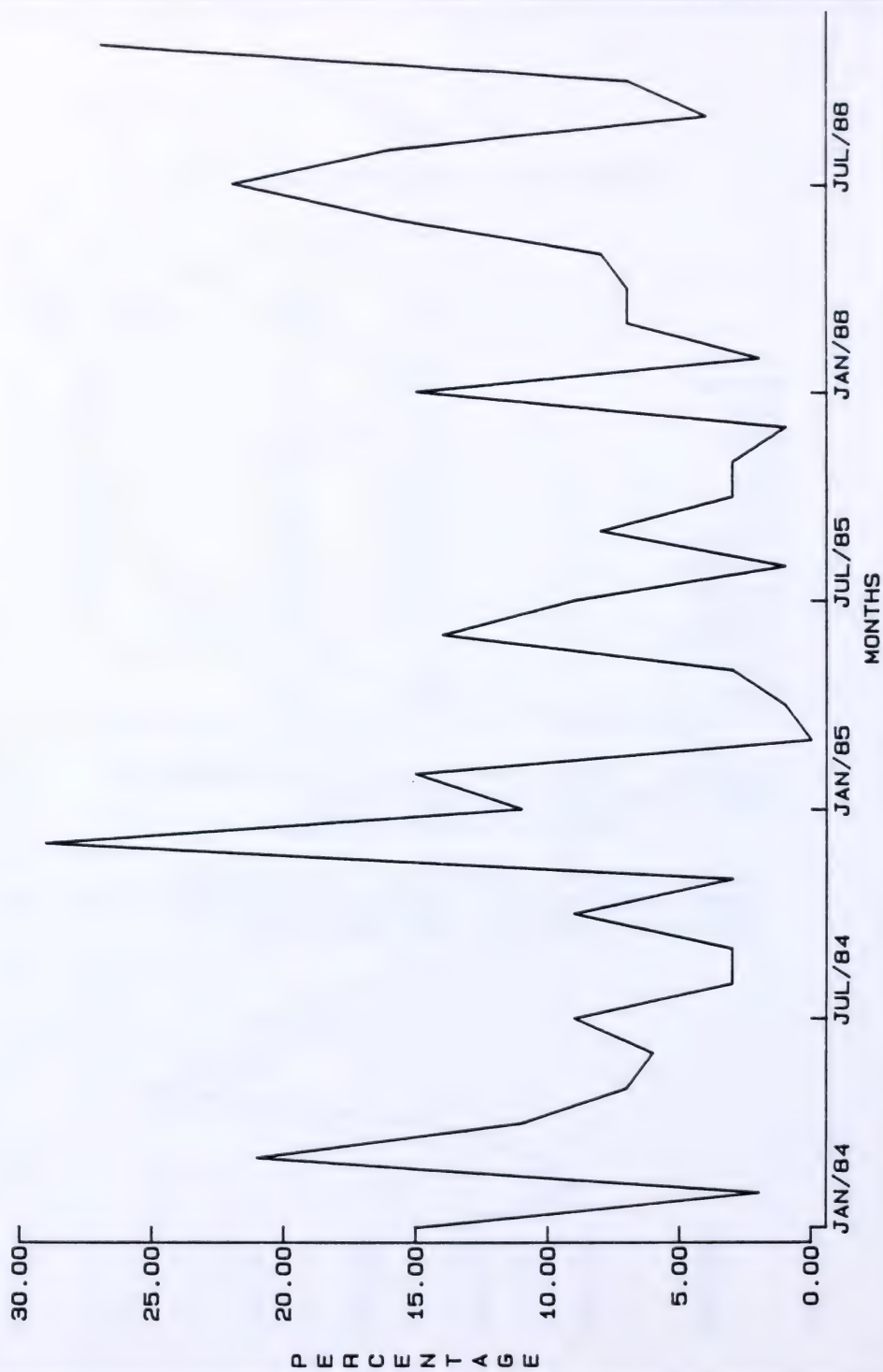


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1985-1986				
1985				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	674	612	62	9
AUGUST	623	615	8	1
SEPTEMBER	727	668	59	8
OCTOBER	699	679	20	3
NOVEMBER	751	726	25	3
DECEMBER	481	477	4	1
TOTAL	6044	5701	343	6
1986				
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH	553	513	40	7
APRIL	532	496	36	7
MAY	671	614	57	8
JUNE	496	417	79	16
JULY	534	416	118	22
AUGUST	489	413	76	16
SEPTEMBER	437	419	18	4
OCTOBER	511	474	37	7
NOVEMBER	565	410	155	27
DECEMBER				
TOTAL	5747	5043	704	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
 MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
EDMONTON AND CALGARY

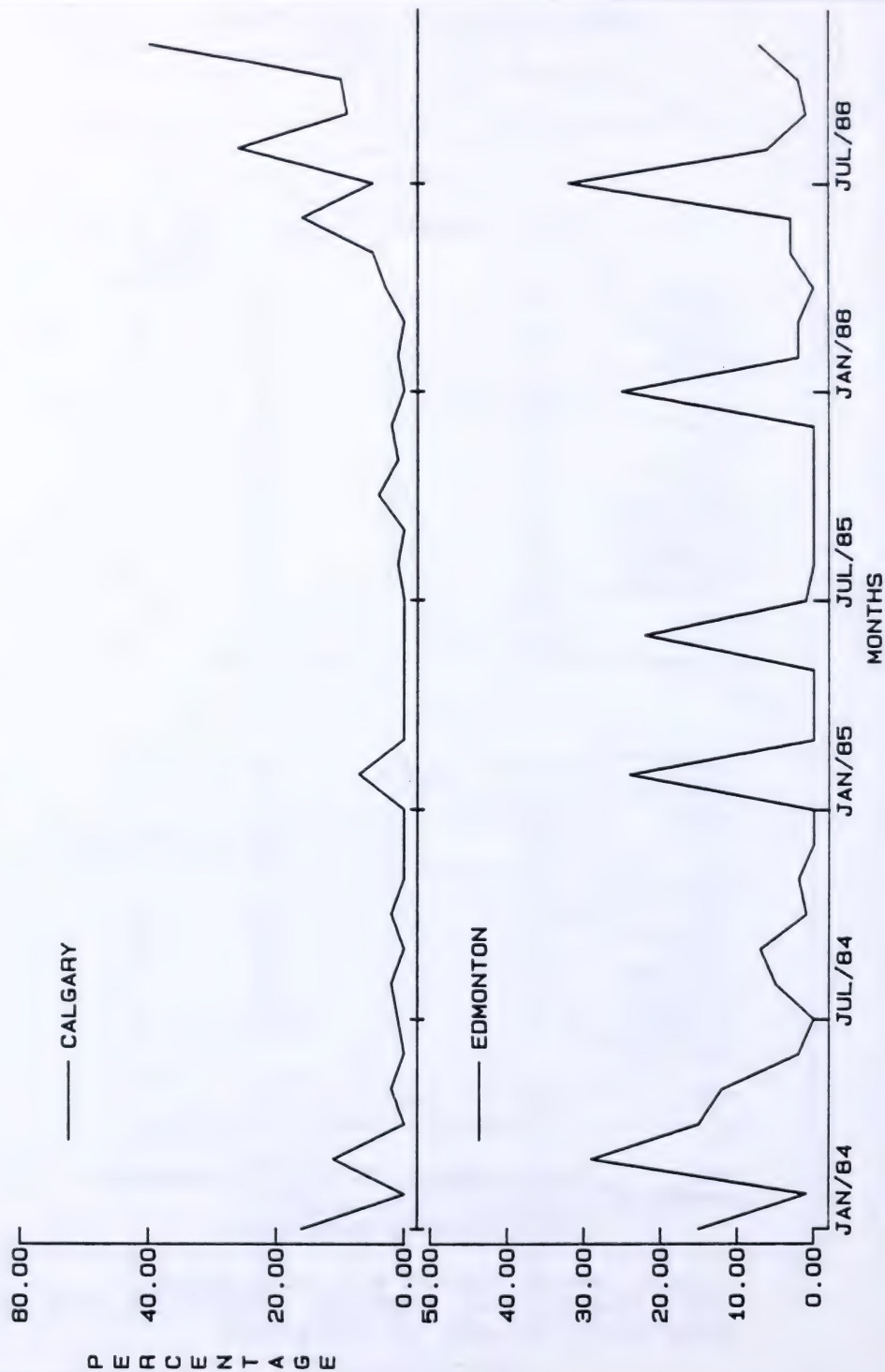


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1985					EDMONTON(METRO)				
CALGARY		MULTI AS A PERCENT OF TOTAL			TOTAL			MULTI AS A PERCENT OF TOTAL	
TOTAL	SINGLES	MULTI	PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	PERCENT OF TOTAL	
JANUARY	118	0	0		JANUARY	90	0	0	
FEBRUARY	73	5	7		FEBRUARY	116	28	24	
MARCH	66	0	0		MARCH	90	0	0	
APRIL	76	0	0		APRIL	200	0	0	
MAY	202	0	0		MAY	185	0	0	
JUNE	152	0	0		JUNE	313	68	22	
JULY	234	0	0		JULY	243	2	1	
AUGUST	243	2	1		AUGUST	296	6	2	
SEPTEMBER	283	0	0		SEPTEMBER	278	0	0	
OCTOBER	304	11	4		OCTOBER	251	0	0	
NOVEMBER	336	2	1		NOVEMBER	270	0	0	
DECEMBER	231	4	2		DECEMBER	196	0	0	
TOTAL	2318	24	1		TOTAL	2528	2424	104	4
1986					EDMONTON(METRO)				
CALGARY		MULTI AS A PERCENT OF TOTAL			TOTAL			MULTI AS A PERCENT OF TOTAL	
JANUARY	225	0	0		JANUARY	225	168	57	25
FEBRUARY	177	2	1		FEBRUARY	195	191	4	2
MARCH	251	0	0		MARCH	207	203	4	2
APRIL	196	6	3		APRIL	222	221	1	0
MAY	278	15	5		MAY	252	244	8	3
JUNE	159	25	16		JUNE	212	206	6	3
JULY	146	8	5		JULY	288	195	93	32
AUGUST	176	46	26		AUGUST	213	200	13	6
SEPTEMBER	169	16	9		SEPTEMBER	186	184	2	1
OCTOBER	176	17	10		OCTOBER	238	234	4	2
NOVEMBER	286	114	40		NOVEMBER	193	179	14	7
DECEMBER					DECEMBER				
TOTAL	2239	249			TOTAL	2431	2225	206	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

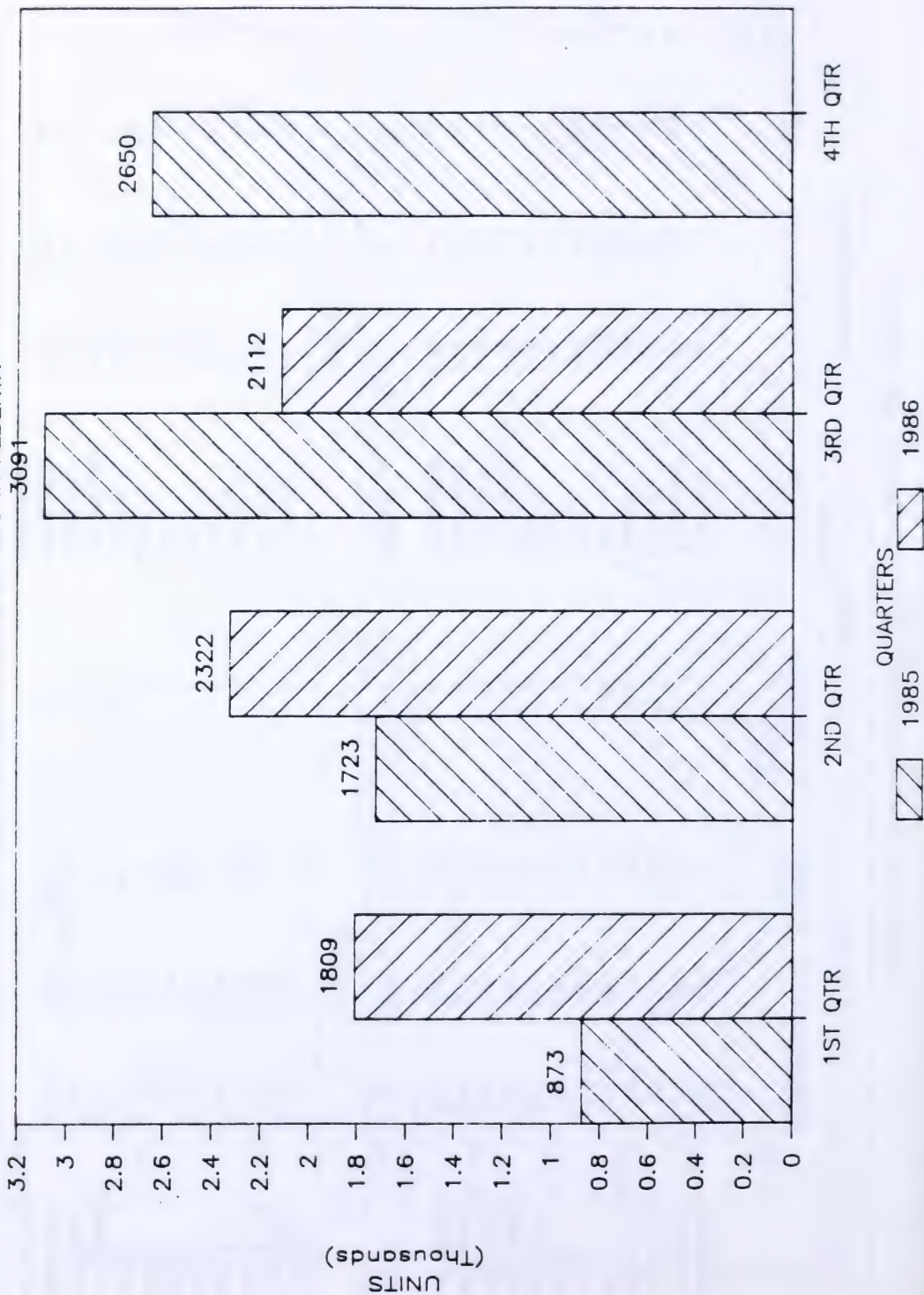


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

1985 - 1986

	1985	1986	PERCENT CHANGE
FIRST QUARTER	873	1809	107
SECOND QUARTER	1723	2322	35
THIRD QUARTER	3091	2112	-32
FOURTH QUARTER	2650		
	----	----	----
TOTAL	8337	6243	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

TABLE 7

NOV-86

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	223	10	11	0	244	-9
CAMROSE	3	0	0	0	3	-50
EDMONTON M.A.	168	0	0	0	168	-32
FORT MCMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	11	0	0	0	11	57
LEDUC	0	0	5	0	5	67
LETHBRIDGE	3	0	0	8	11	-15
LLOYDMINSTER(ALTA. PART)	2	0	0	0	2	-50
MEDICINE HAT	2	0	0	0	2	-82
RED DEER	19	0	12	0	31	107
SPRUCE GROVE	12	0	0	0	12	300
TOTAL	443	10	28	8	489	-17

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

TABLE 8

NOV-86

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	505	14	17	185	721	-38
CAMROSE	9	0	0	0	9	-88
EDMONTON M.A.	614	68	53	1	736	-7
FORT MCMURRAY	5	2	0	0	7	-92
GRANDE PRAIRIE	34	0	0	0	34	-39
LEDUC	3	0	0	0	3	-77
LETHBRIDGE	71	2	10	3	86	16
LLOYDMINSTER(ALTA. PART)	9	2	0	0	11	-87
MEDICINE HAT	44	6	38	0	88	33
RED DEER	68	6	0	8	82	46
SPRUCE GROVE	7	0	0	0	7	-22
TOTAL	1369	100	118	197	1784	-28

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 8
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
CALGARY

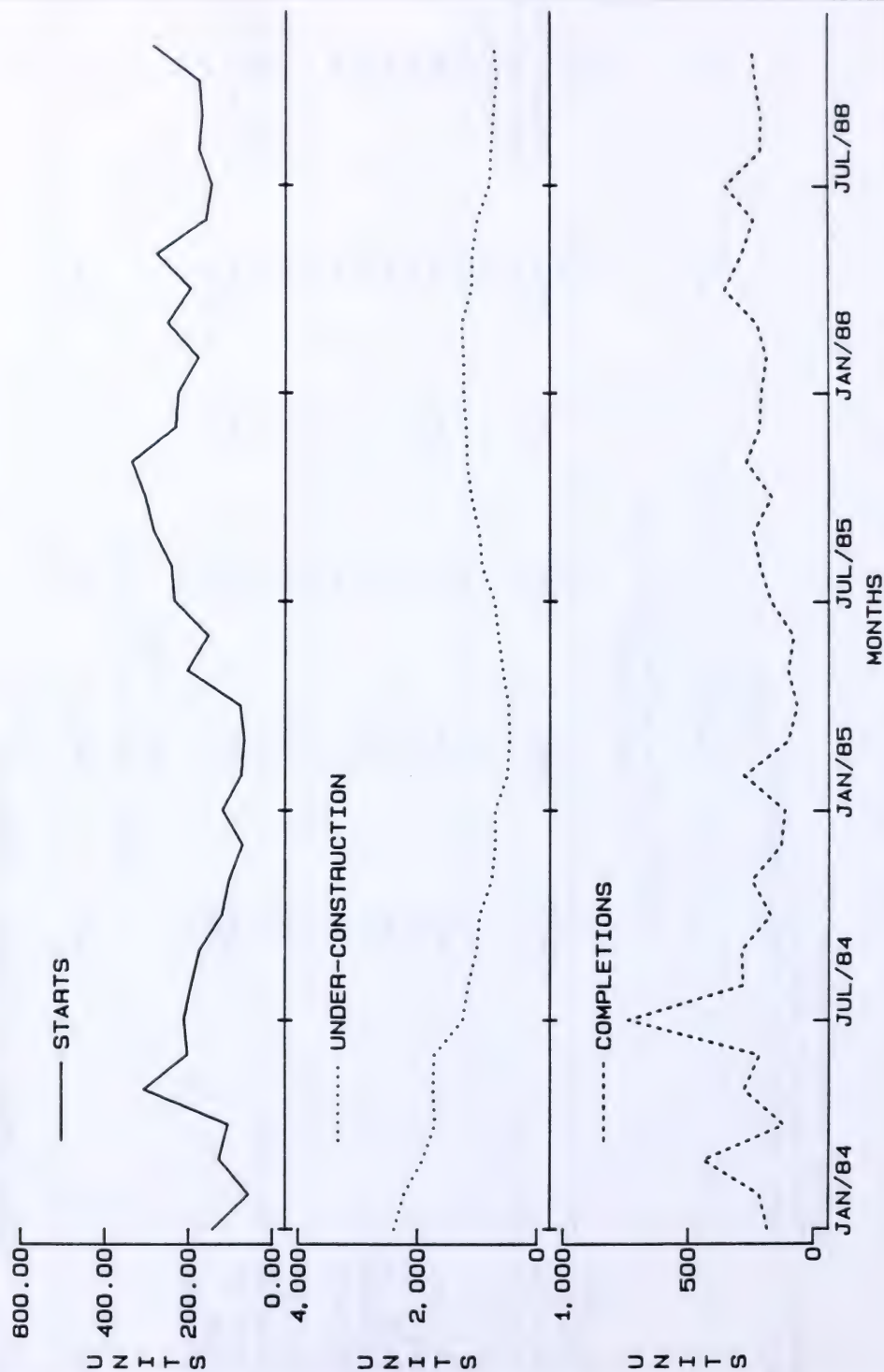


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

----- 1985 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	647
JULY	234	169	711
AUGUST	243	213	925
SEPTEMBER	283	239	969
OCTOBER	304	167	1105
NOVEMBER	336	269	1172
DECEMBER	231	214	1189
----- 1986 -----			
JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH	251	224	1258
APRIL	196	353	1096
MAY	278	287	1084
JUNE	159	240	1001
JULY	146	350	797
AUGUST	176	210	770
SEPTEMBER	169	206	733
OCTOBER	176	228	681
NOVEMBER	286	244	721
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
EDMONTON

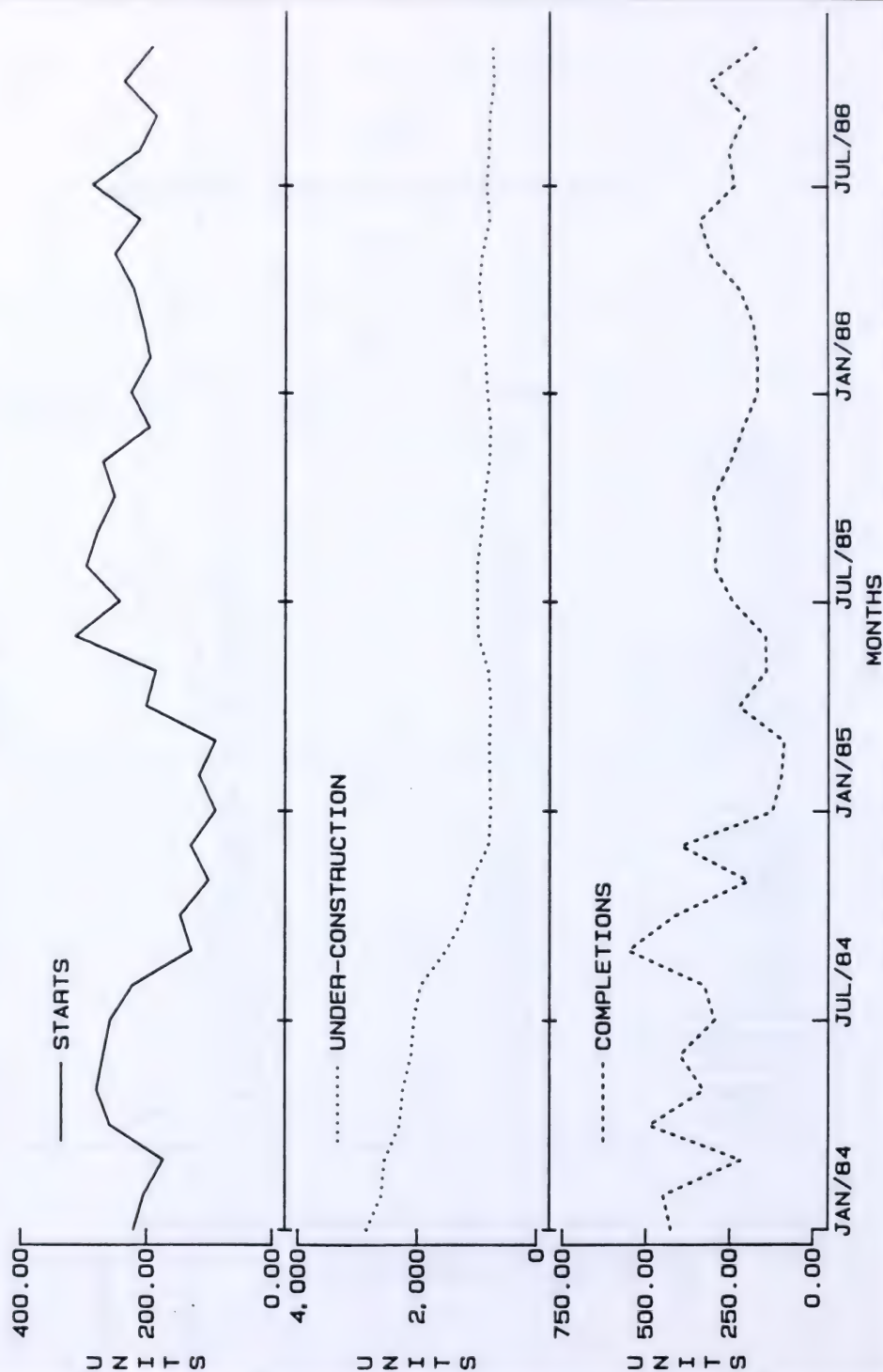


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

----- 1985 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	90	122	769
FEBRUARY	116	95	787
MARCH	90	87	790
APRIL	200	222	768
MAY	185	141	811
JUNE	313	143	980
JULY	243	240	999
AUGUST	296	296	998
SEPTEMBER	278	278	923
OCTOBER	251	298	873
NOVEMBER	270	248	790
DECEMBER	196	210	771
----- 1986 -----			
JANUARY	225	167	823
FEBRUARY	195	166	855
MARCH	207	178	886
APRIL	222	217	966
MAY	252	304	912
JUNE	212	339	787
JULY	288	235	836
AUGUST	213	251	797
SEPTEMBER	186	203	782
OCTOBER	238	307	711
NOVEMBER	193	168	736
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH
URBAN ALBERTA

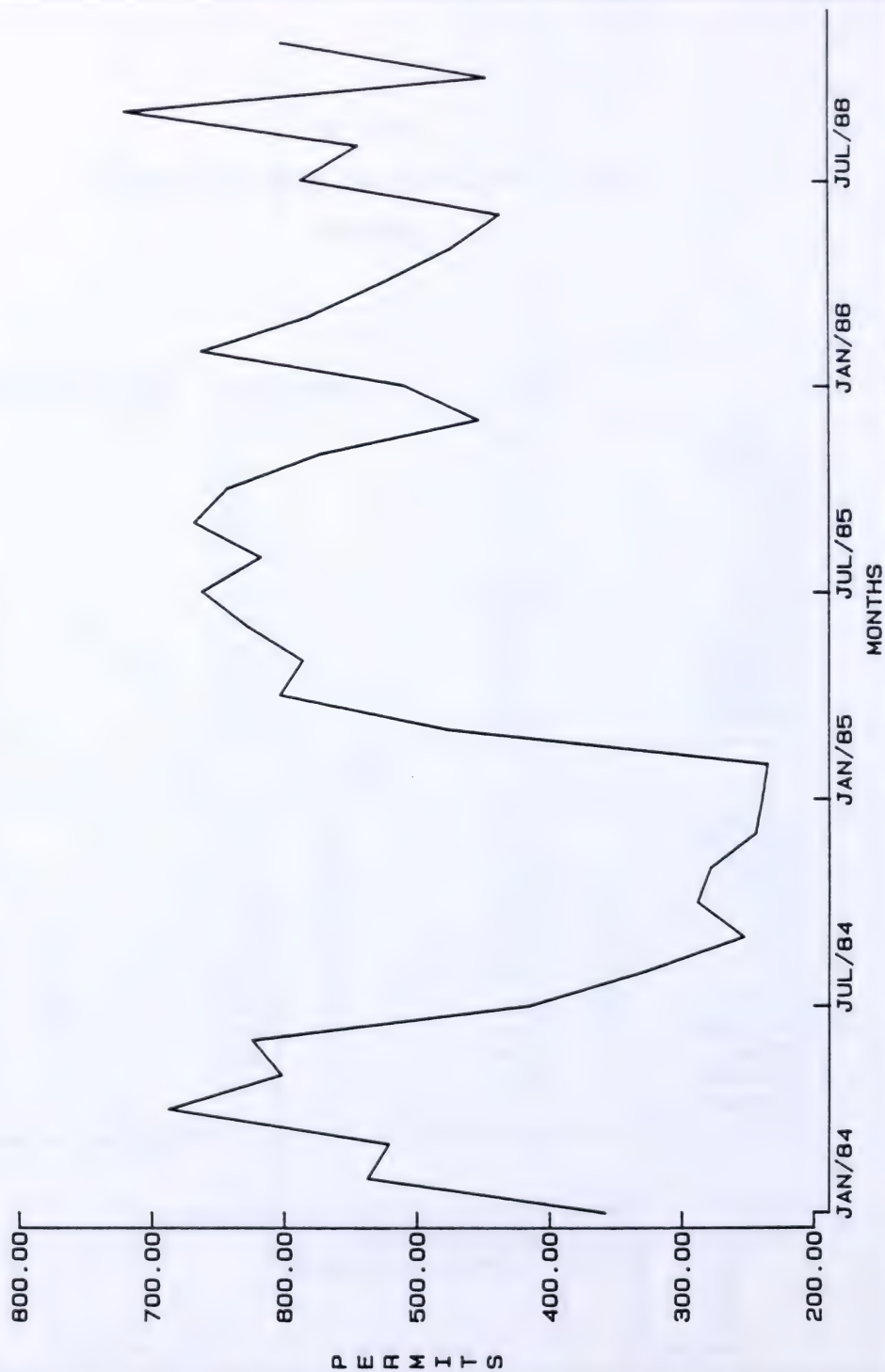


TABLE 11

NOV-86

RESIDENTIAL BUILDING PERMITS
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	112	9	262	0	383	62
CAMROSE	3	0	0	0	3	200
EDMONTON M.A.	127	0	0	2	129	-40
FORT MCMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	8	0	0	0	8	-43
LE DUC	3	0	0	0	3	*
LETHBRIDGE	6	0	0	0	6	-57
LLOYDMINSTER (ALTA. PART)	9	0	0	37	46	-33
MEDICINE HAT	5	0	0	0	5	-29
RED DEER	18	2	0	0	20	54
SPRUCE GROVE	0	0	0	0	0	-100
TOTAL	291	11	262	39	603	5

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 9
CUMULATIVE RESIDENTIAL BUILDING PERMITS
CALGARY AND EDMONTON

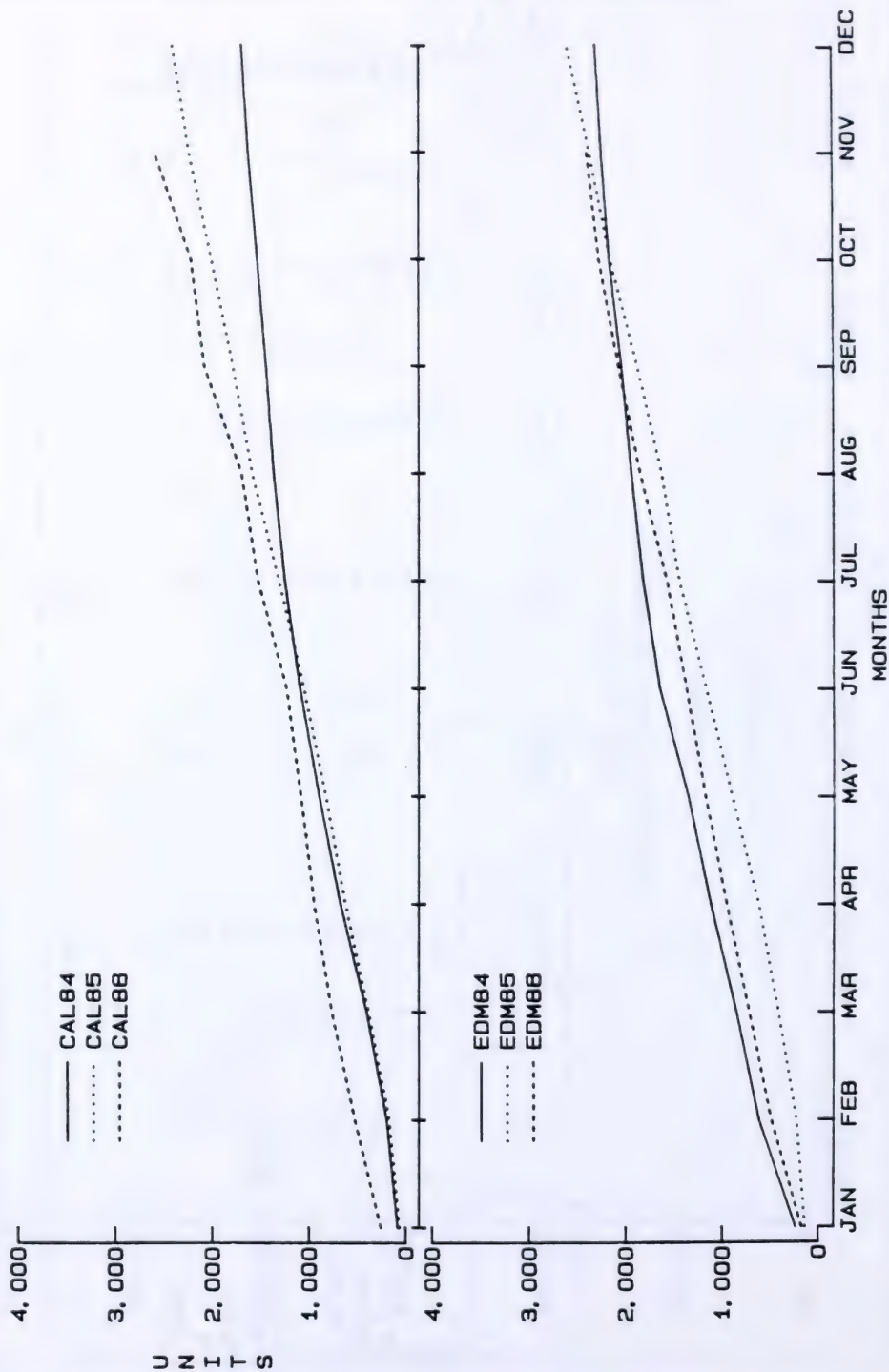


FIGURE 10
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED
URBAN ALBERTA

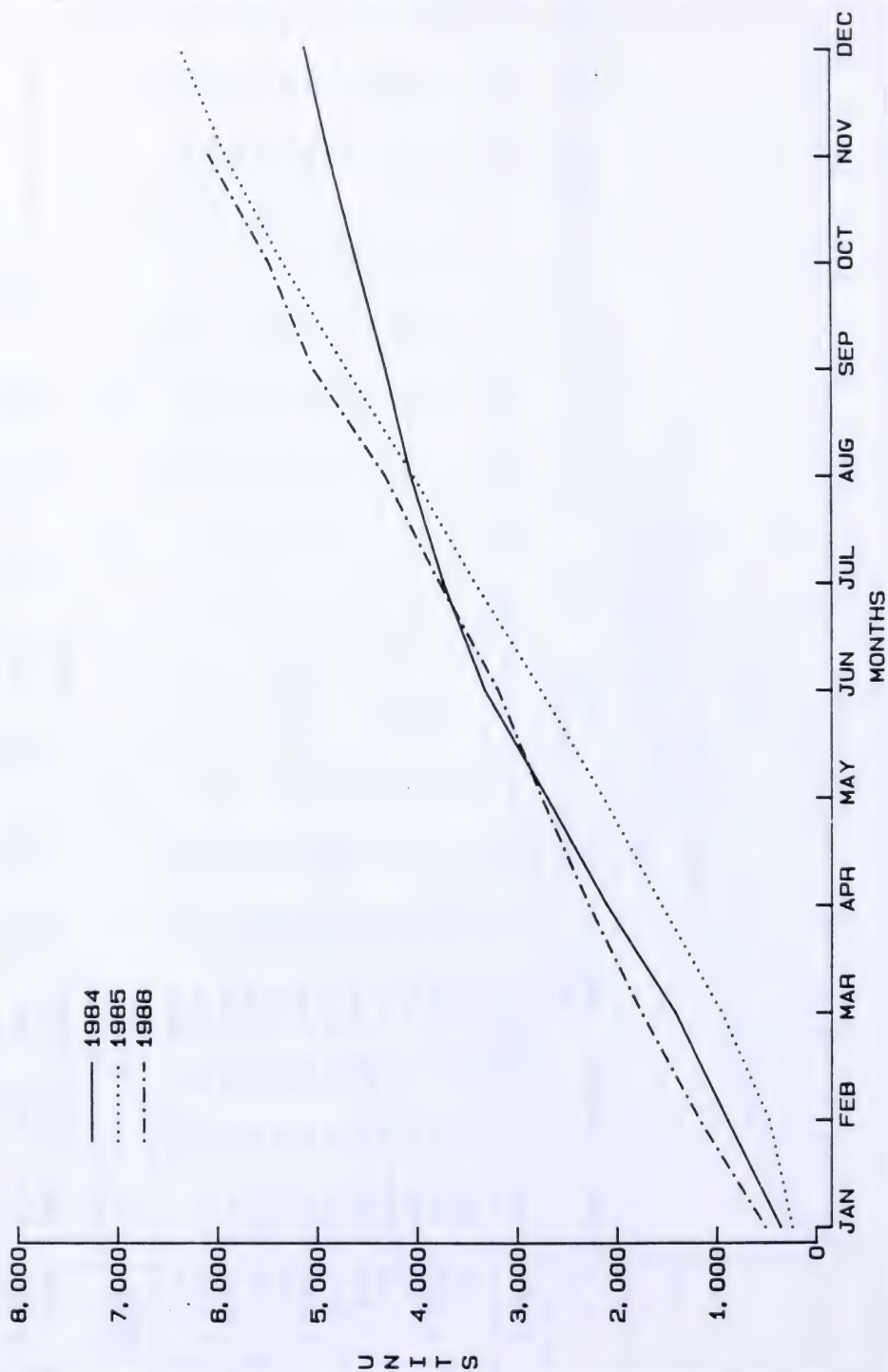


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	239	510	113
FEBRUARY	235	663	182
MARCH	477	583	22
APRIL	603	527	-13
MAY	586	475	-19
JUNE	628	438	-30
JULY	662	588	-11
AUGUST	618	545	-12
SEPTEMBER	668	722	8
OCTOBER	643	448	-30
NOVEMBER	573	603	5
DECEMBER	454		
TOTAL	6386	6102	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

TABLE 14
RESIDENTIAL BUILDING PERMITS
SELECTED RURAL AREAS

	SINGLES			MULTI			TOTAL		
	NOVEMBER-86	YEAR TO DATE		NOVEMBER-86	YEAR TO DATE		NOVEMBER-86	YEAR TO DATE	
		1986	PERCENT CHANGE OVER 1985		1986	PERCENT CHANGE OVER 1985		1986	PERCENT CHANGE OVER 1985
BONNYVILLE	0	13	-80	0	126	168	0	139	23
COLD LAKE	2	33	-62	0	42	-73	2	75	-69
GRAND CENTRE	0	26	53	0	0	-100	0	26	-67
ELK POINT	0	3	-94	0	0	-100	0	3	-98
ST. PAUL	1	16	-36	0	5	*	1	21	-16

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 11
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
EDMONTON METRO

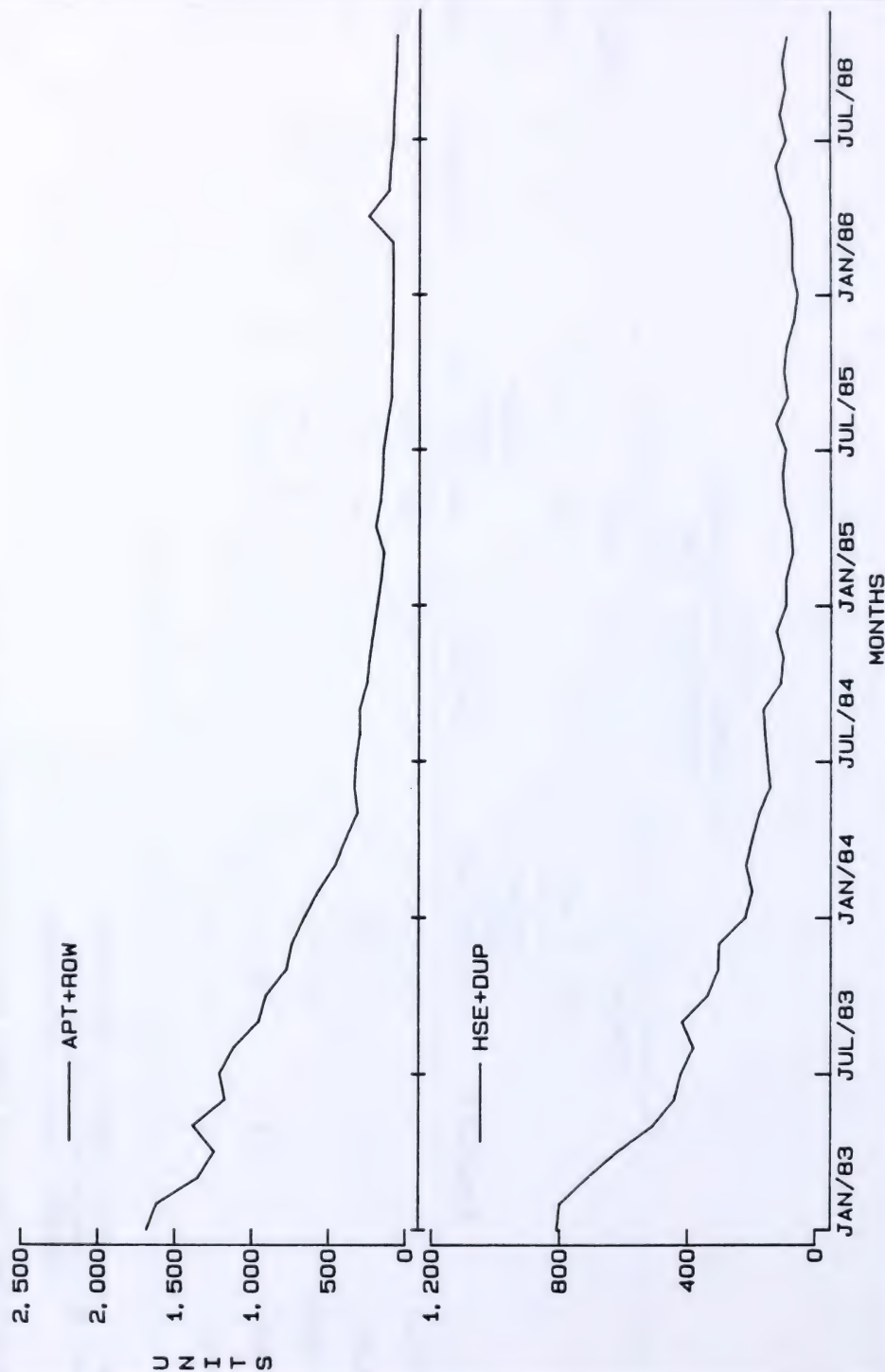


TABLE 15

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1985					
JANUARY	93	184	277	122	39
FEBRUARY	93	161	254	95	32
MARCH	72	143	215	87	37
APRIL	78	195	273	222	38
MAY	98	165	263	141	36
JUNE	104	151	255	143	37
JULY	94	146	240	240	52
AUGUST	124	121	245	296	54
SEPTEMBER	89	94	183	278	65
OCTOBER	100	93	193	298	60
NOVEMBER	100	87	187	248	58
DECEMBER	68	85	153	210	61
1986					
JANUARY	57	84	141	167	56
FEBRUARY	73	84	157	166	49
MARCH	72	87	159	178	53
APRIL	78	74	152	217	60
MAY	107	111	218	304	52
JUNE	124	101	225	339	60
JULY	92	83	175	235	62
AUGUST	111	79	190	251	55
SEPTEMBER	93	69	162	203	59
OCTOBER	103	62	165	307	65
NOVEMBER	89	58	147	168	56
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
CALGARY

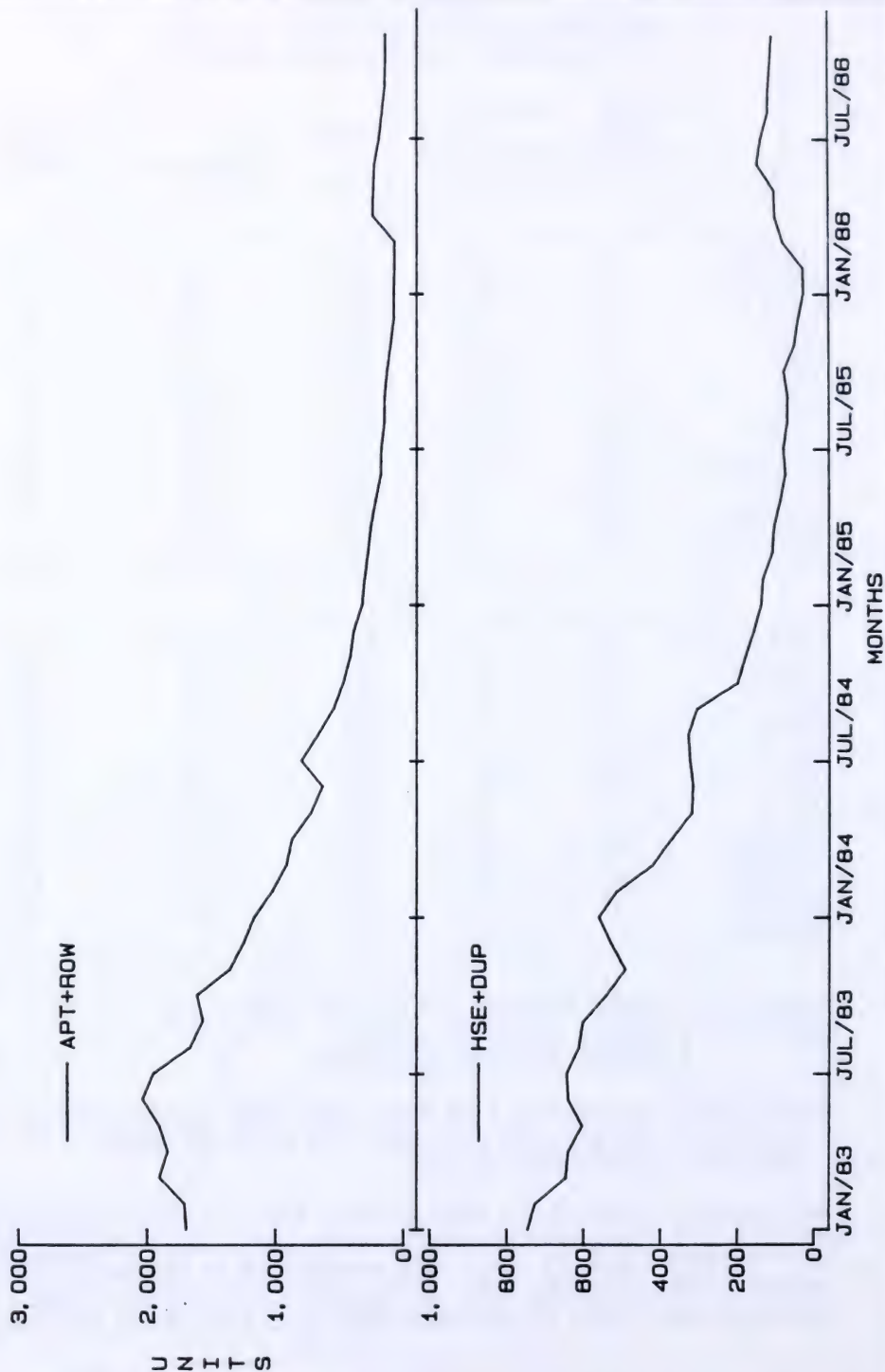


TABLE 16

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
-----1985-----					
JANUARY	137	322	459	115	30
FEBRUARY	132	302	434	277	41
MARCH	108	276	384	101	28
APRIL	103	255	358	65	20
MAY	87	218	305	101	34
JUNE	74	176	250	79	35
JULY	79	172	251	169	40
AUGUST	69	148	217	213	53
SEPTEMBER	68	146	214	239	53
OCTOBER	78	127	205	167	46
NOVEMBER	50	100	150	269	68
DECEMBER	40	75	115	214	68
-----1986-----					
JANUARY	26	74	100	208	69
FEBRUARY	27	70	97	187	66
MARCH	80	70	150	224	53
APRIL	101	242	343	353	32
MAY	103	236	339	287	46
JUNE	147	227	374	240	35
JULY	137	190	327	350	55
AUGUST	118	167	285	210	47
SEPTEMBER	116	146	262	206	47
OCTOBER	111	142	253	228	48
NOVEMBER	107	144	251	244	49
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

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PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13
LISTINGS AND SALES
EDMONTON METRO

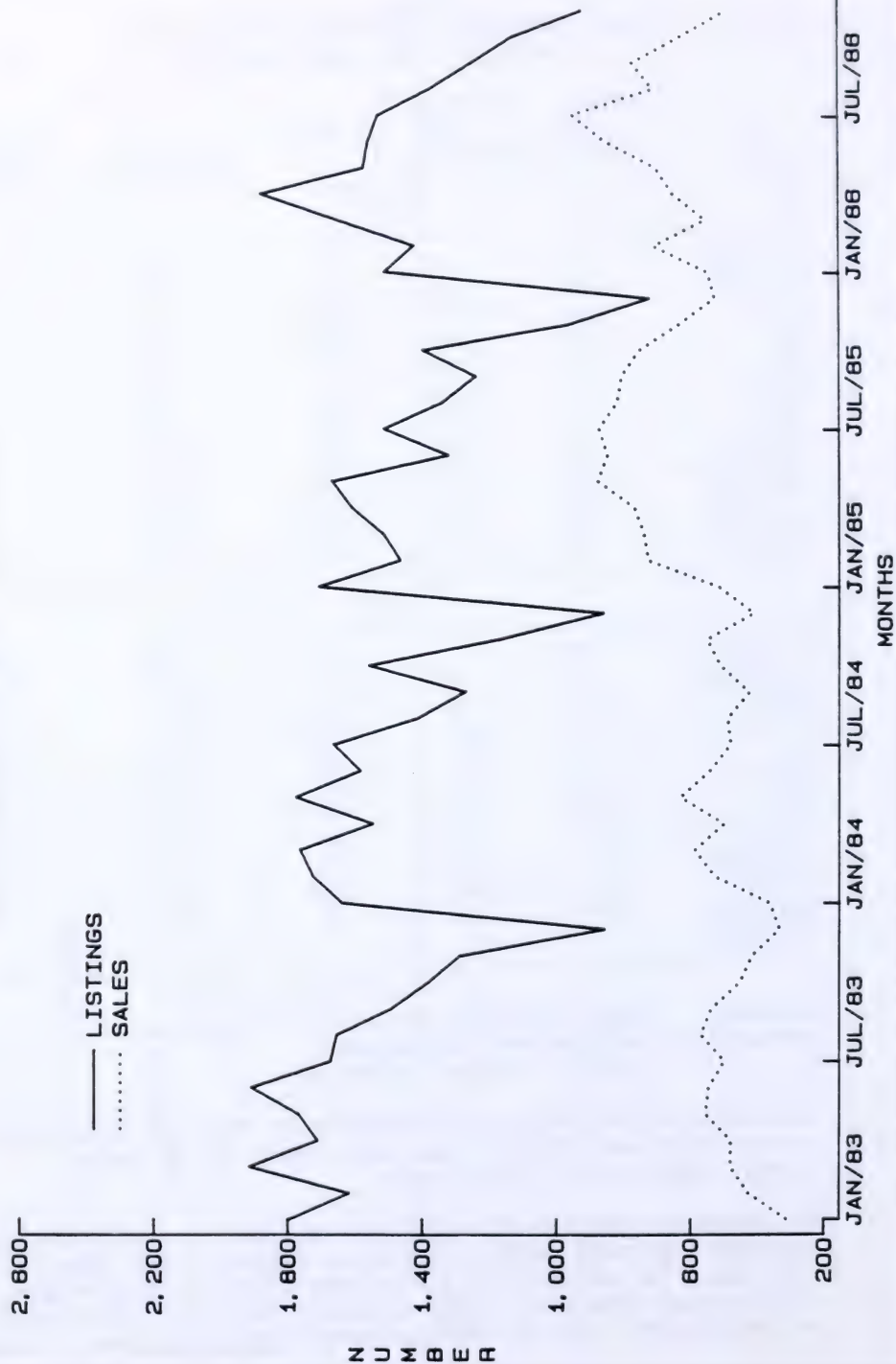


TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1985				

	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER	1398	751	.54	69804
NOVEMBER	961	633	.66	73175
DECEMBER	721	526	.73	72381

1986				

JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL	1884	652	.35	73402
MAY	1577	704	.45	78837
JUNE	1563	857	.55	78503
JULY	1534	954	.62	74882
AUGUST	1380	711	.52	79176
SEPTEMBER	1255	774	.62	76262
OCTOBER	1133	631	.56	73690
NOVEMBER	927	496	.54	72275
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 14
LISTINGS AND SALES
CALGARY

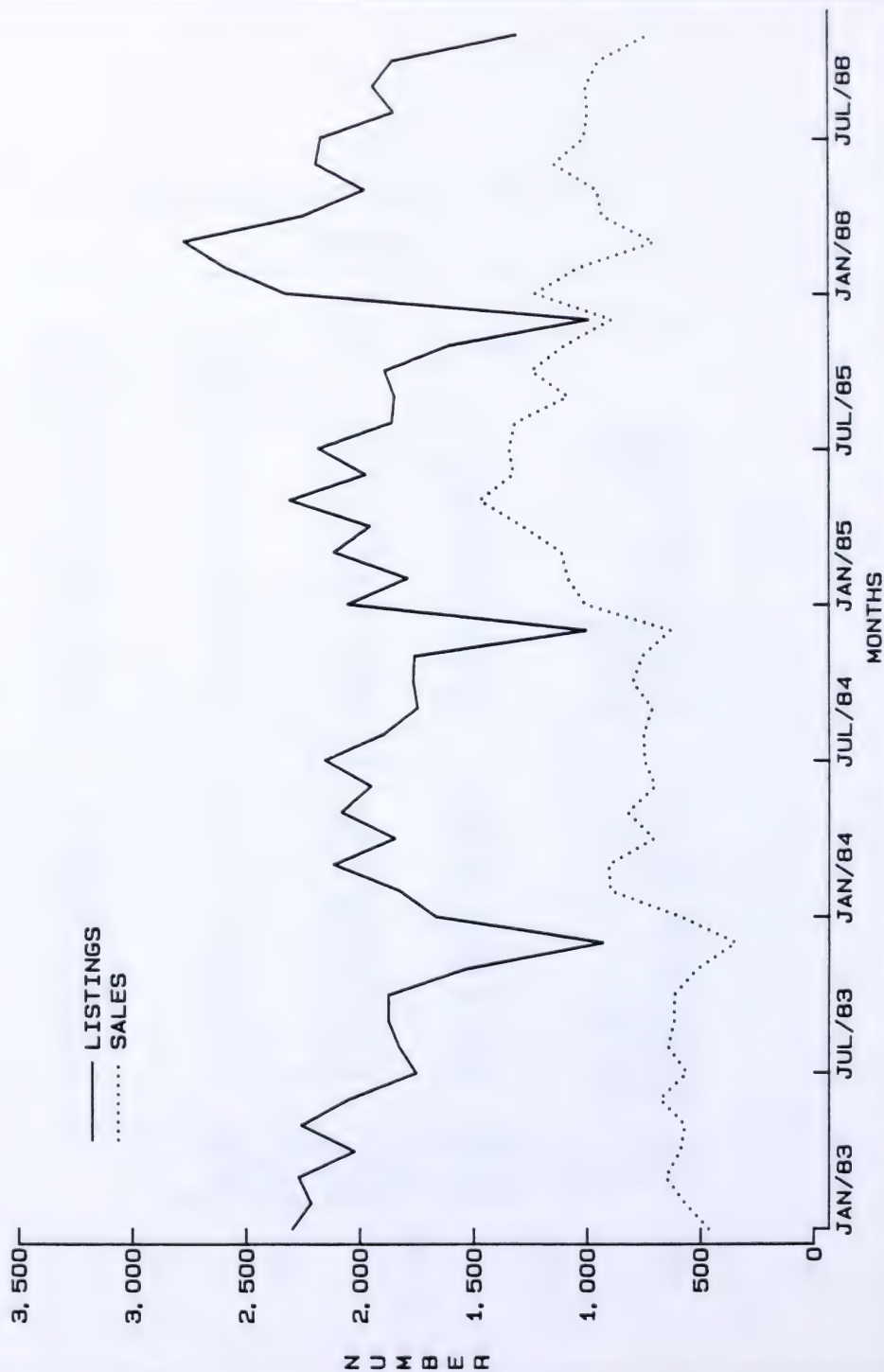


TABLE 18

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1985				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER	1892	1245	.66	80370
NOVEMBER	1606	1096	.68	79815
DECEMBER	992	890	.90	81154
1986				
JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL	2255	933	.41	85863
MAY	1982	956	.48	89804
JUNE	2196	1147	.52	91524
JULY	2175	1013	.47	86305
AUGUST	1854	997	.54	84905
SEPTEMBER	1945	1006	.52	86640
OCTOBER	1858	947	.51	85695
NOVEMBER	1315	730	.56	87658
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 15
AVERAGE SALE PRICES
CALGARY AND EDMONTON

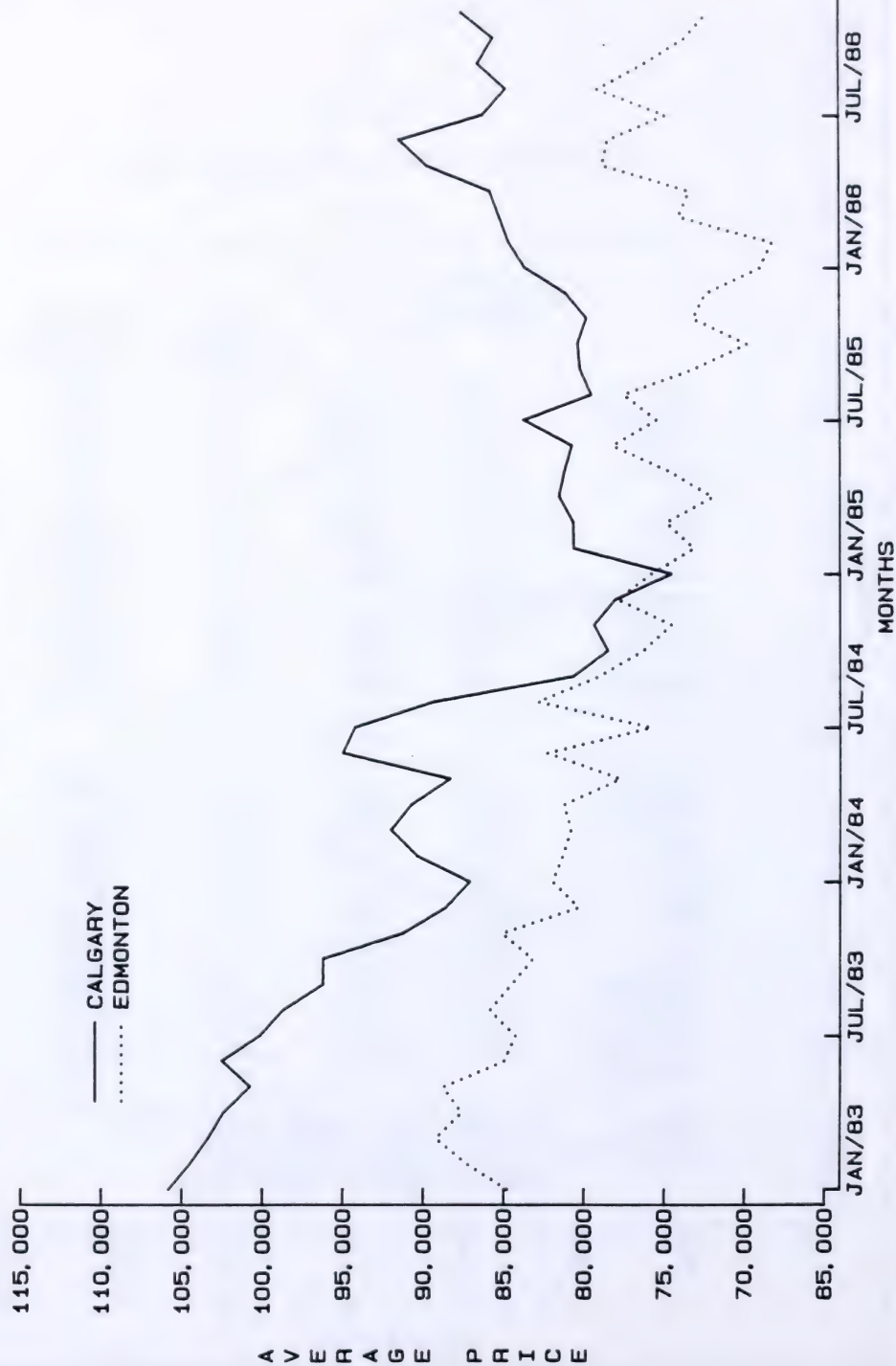


FIGURE 18
NEW HOUSING PRICE INDEXES
CALGARY AND EDMONTON
(1981=100)

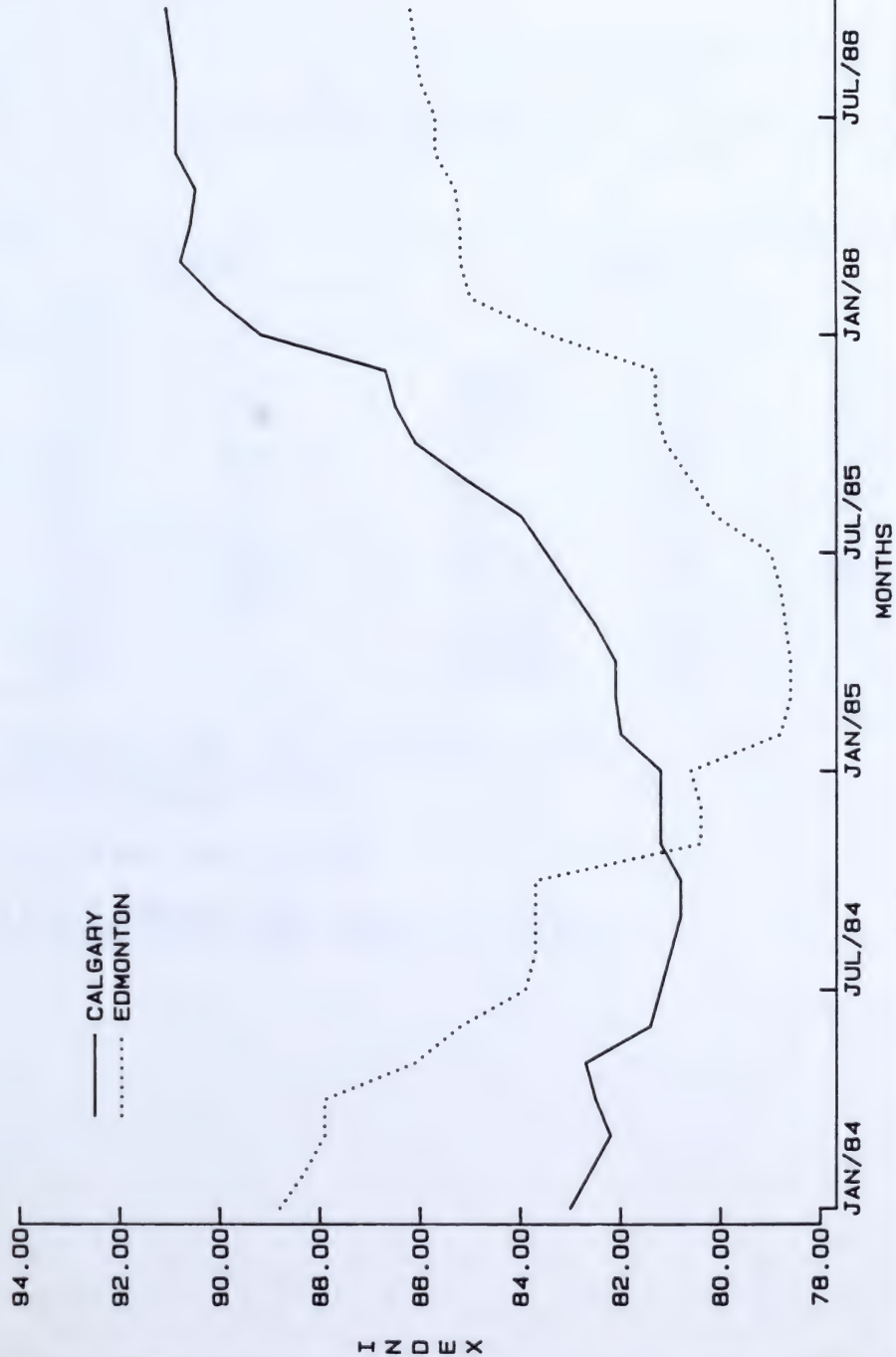


TABLE 19
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1985	1986		1985	1986
JANUARY	81.2	89.2	JANUARY	80.6	83.5
FEBRUARY	82.0	90.1	FEBRUARY	78.8	85.0
MARCH	82.1	90.8	MARCH	78.6	85.2
APRIL	82.1	90.6	APRIL	78.6	85.2
MAY	82.5	90.5	MAY	78.7	85.3
JUNE	83.0	90.9	JUNE	78.8	85.7
JULY	83.5	90.9	JULY	79.0	85.7
AUGUST	84.0	90.9	AUGUST	80.1	86.0
SEPTEMBER	85.1	91.0	SEPTEMBER	80.6	86.1
OCTOBER	86.1	91.1	OCTOBER	81.1	86.2
NOVEMBER	86.5		NOVEMBER	81.3	
DECEMBER	86.7		DECEMBER	81.3	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
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HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

RESIDENTIAL CONSTRUCTION IN ALBERTA

DECEMBER 1986

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

RESIDENTIAL CONSTRUCTION

IN ALBERTA

DECEMBER 1986

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

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Highlights

Urban Alberta

- ° For the first time in 7 months, housing starts in December increased 31% to 629 units compared to 481 in 1985.
- ° Total starts for the year 1986 increased by 6% to 6,378 units from 6,044 for 1985. Multiples were up 198%, however, single family units were down 6% from last year.
- ° Only Ft. McMurray, Leduc and Lloydminster recorded decreases in housing starts in 1986.
- ° Units under construction in December rose 14% from the month before to 2,043 units, of which 35% or 714 were apartment units.
- ° The number of building permits issued in December dropped 33% over the same period last year to only 305 units, the lowest level in more than a year. However, the yearly building permit total of 6,407 was a slight increase from 6,386 for 1985.

Calgary

- ° Calgary's starts increased sharply last month to 442 units, a jump of 91% over December 1985.
- ° Total starts for the year also increased, by 16% to 2,681 units from 2,318 for 1985. 567 multiples were started during 1986 compared to only 24 in 1985. Single family starts, however, dropped 8% over 1985.
- ° Housing under construction fell to 1,052 units, 12% lower than 1985 levels (1,189). Inventory of newly completed and unoccupied continued to trend downward to 227 units as was the rate of absorption which slid to 37% compared to 49% the month before.

- ° Only 92 building permits were issued in December, the lowest for the year. However, total building permits for 1986 were still 12% ahead of last year's levels.
- ° Resale housing market activity fell again last month with only 596 units sold, down 33% over December 1985.
- ° The average selling price last month was \$85,220, down from \$87,658 in November, but \$4,066 higher than the December 1985 average price. The new house price index continued to show an upward trend to 91.2 in November.

Edmonton

- ° Edmonton's housing starts experienced an seasonal decrease over the previous month to 130 units in December, all of which were single family homes.
- ° Total starts for 1986 rose by a meagre 1% to 2,561 units from the 1985 figure of 2,528. Multiples jumped 98% while singles dropped 3%.
- ° Housing under construction continued to decrease to 692 units, down 6% from 736 the month before. Inventory of newly completed and unoccupied units dwindled to only 128 units with a continuing high rate of absorption.
- ° In the resale market, the number of houses sold dropped 17% over the same month last year to 438 units. Total sales for 1986 also dropped 9% over 1985.
- ° However, December's average selling price of \$73,302 was an increase from both the December 1985 and November 1986 average price. The new housing price index also continued the upward trend to 86.7 in November, a 7% increase from November 1985.

TABLE 1

DEC-86

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	124	12	146	160	442	91
CAMROSE	5	0	0	0	5	400
EDMONTON M.A.	130	0	0	0	130	-34
FORT MCMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	10	0	0	0	10	-23
LEDUC	4	0	0	0	4	*
LETHBRIDGE	7	0	0	0	7	-56
LLOYDMINSTER (ALTA. PART)	7	0	0	0	7	40
MEDICINE HAT	4	0	0	0	4	-50
RED DEER	20	0	0	0	20	150
SPRUCE GROVE	0	0	0	0	0	*
TOTAL	311	12	146	160	629	31

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 1
CUMULATIVE HOUSING STARTS
CALGARY AND EDMONTON

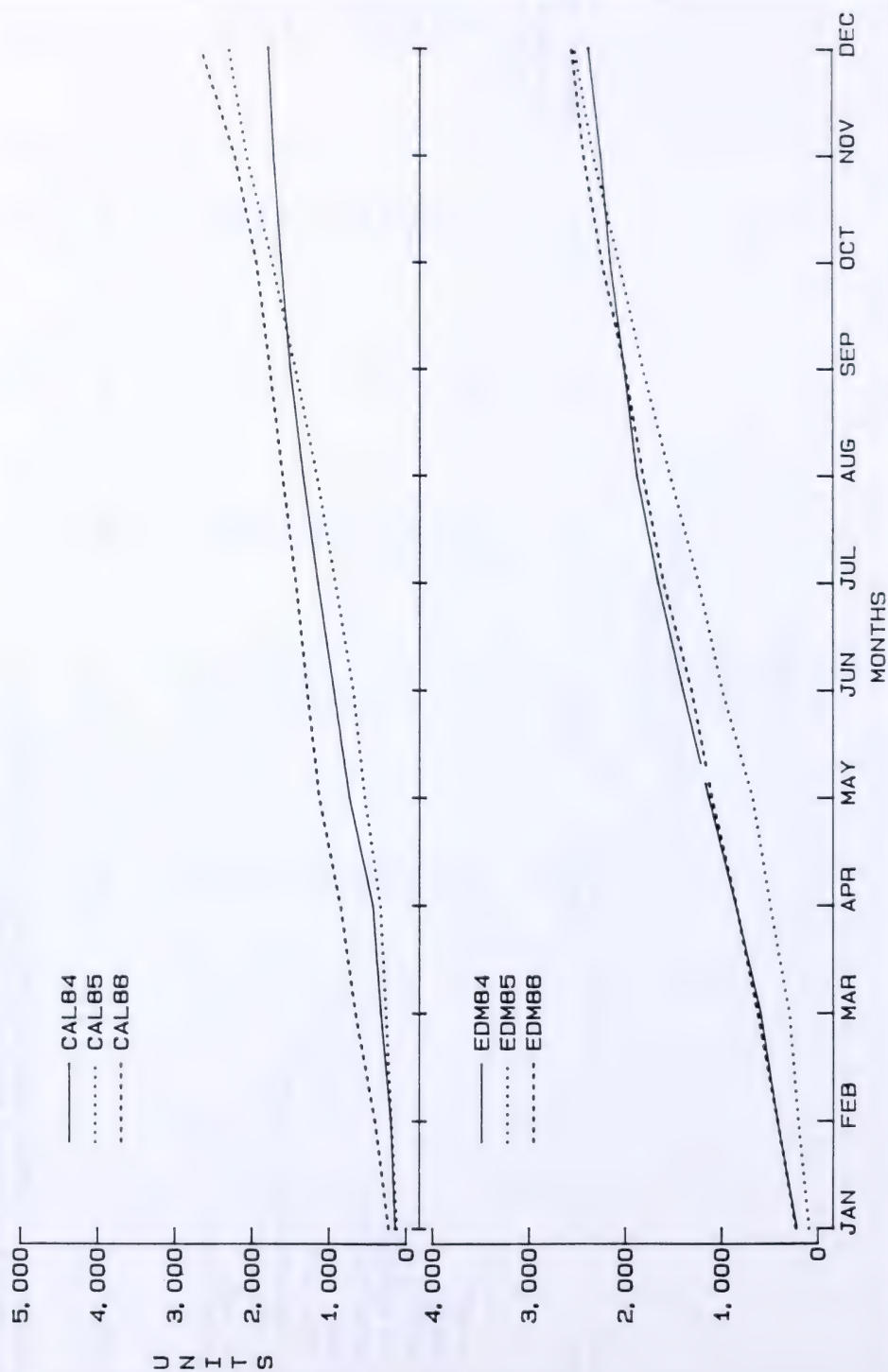


TABLE 2

DEC-86

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SENIOS		ROW		APT		TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986
CALGARY	2294	2114	12	68	5	174	7	325	2318	2681
CAMROSE	31	31	0	0	0	0	0	0	31	31
EDMONTON M.A.	2424	2355	24	105	21	90	59	11	2528	2561
FORT MCMURRAY	221	20	0	2	0	0	44	12	265	34
GRANDE PRAIRIE	164	171	2	0	0	0	0	0	166	171
LEDUC	31	23	0	0	4	5	0	0	35	28
LETHBRIDGE	116	176	8	6	0	10	18	11	142	203
LLOYDMINSTER(ALTA. PART)	131	62	0	2	0	0	99	14	230	78
MEDICINE HAT	97	130	2	8	0	42	0	0	99	180
RED DEER	161	232	2	10	36	119	0	8	199	369
SPRUCE GROVE	31	42	0	0	0	0	0	0	31	42
TOTAL	5701	5356	50	201	66	440	227	381	6044	6378
PERCENT CHANGE BY TYPE		-6		302		567		68		6

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 2
TOTAL NUMBER OF STARTS EACH MONTH
URBAN ALBERTA

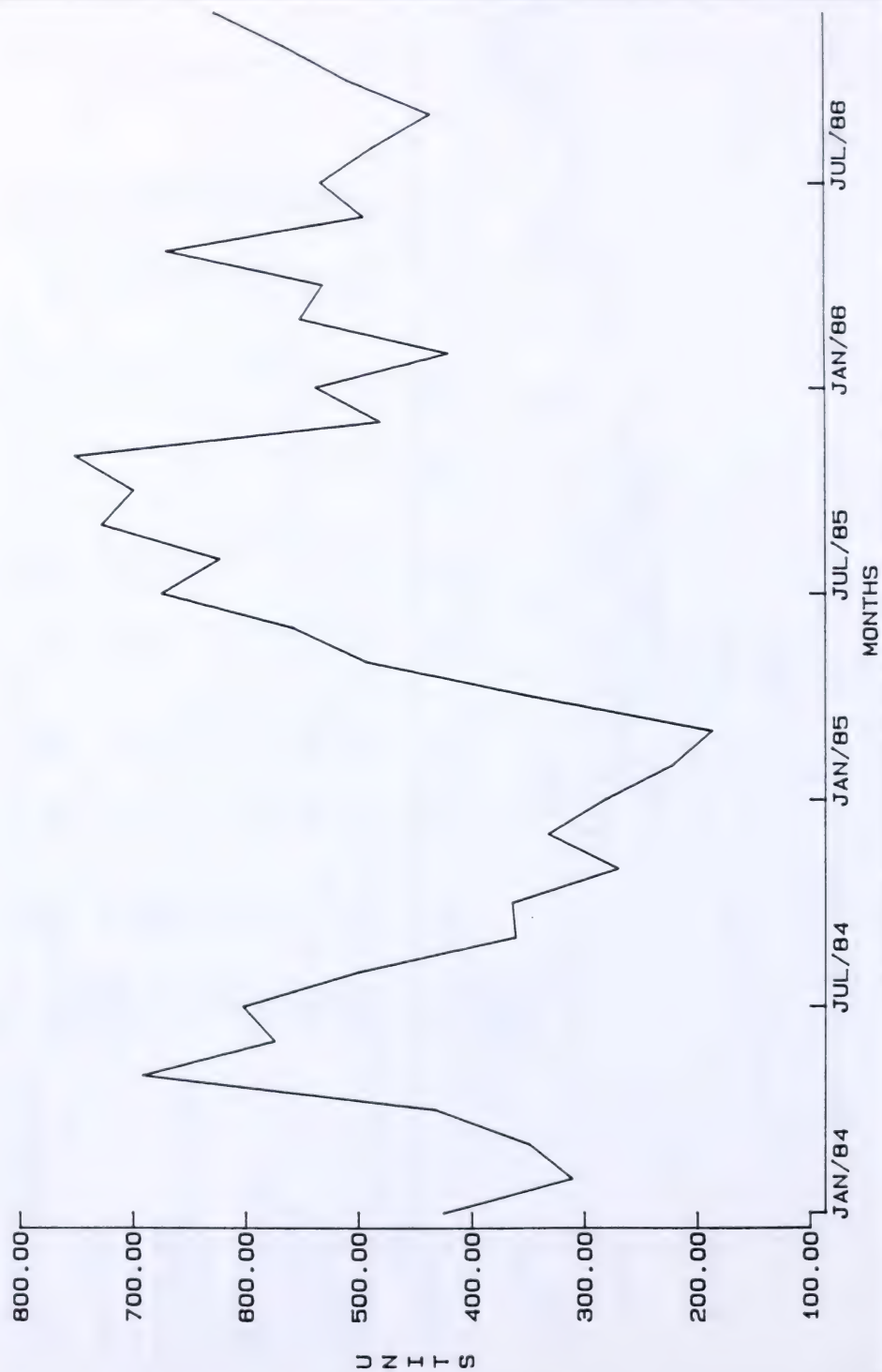


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	282	538	91
FEBRUARY	222	421	90
MARCH	187	553	196
APRIL	347	532	53
MAY	493	671	36
JUNE	558	496	-11
JULY	674	534	-21
AUGUST	623	489	-22
SEPTEMBER	727	437	-40
OCTOBER	699	511	-27
NOVEMBER	751	567	-25
DECEMBER	481	629	31
TOTAL	6044	6378	6

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
URBAN ALBERTA

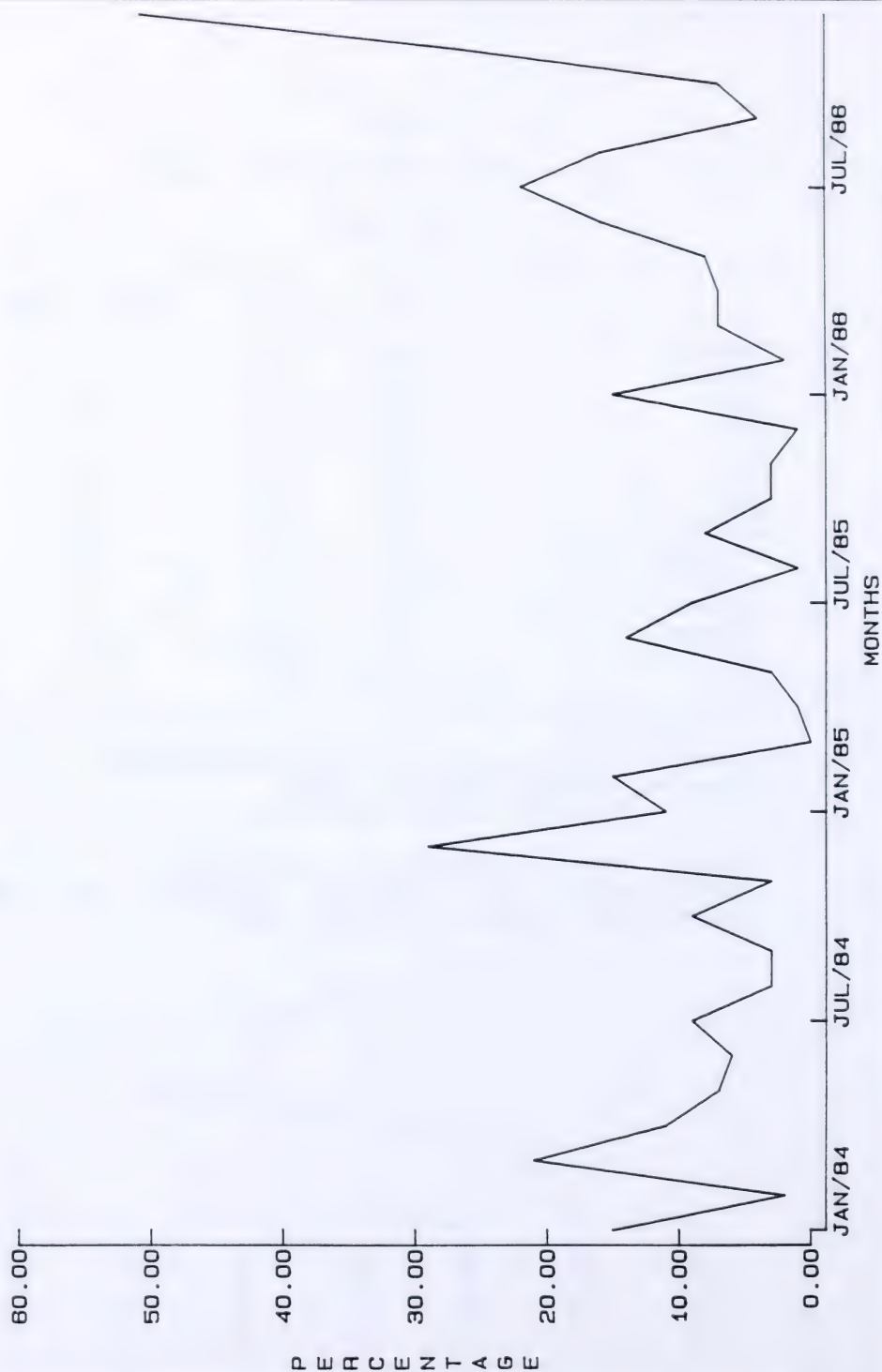


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1985-1986				
1985				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	674	612	62	9
AUGUST	623	615	8	1
SEPTEMBER	727	668	59	8
OCTOBER	699	679	20	3
NOVEMBER	751	726	25	3
DECEMBER	481	477	4	1
TOTAL	6044	5701	343	6
1986				
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH	553	513	40	7
APRIL	532	496	36	7
MAY	671	614	57	8
JUNE	496	417	79	16
JULY	534	416	118	22
AUGUST	489	413	76	16
SEPTEMBER	437	419	18	4
OCTOBER	511	474	37	7
NOVEMBER	567	412	155	27
DECEMBER	629	311	318	51
TOTAL	6378	5356	1022	16

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
 MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
EDMONTON AND CALGARY

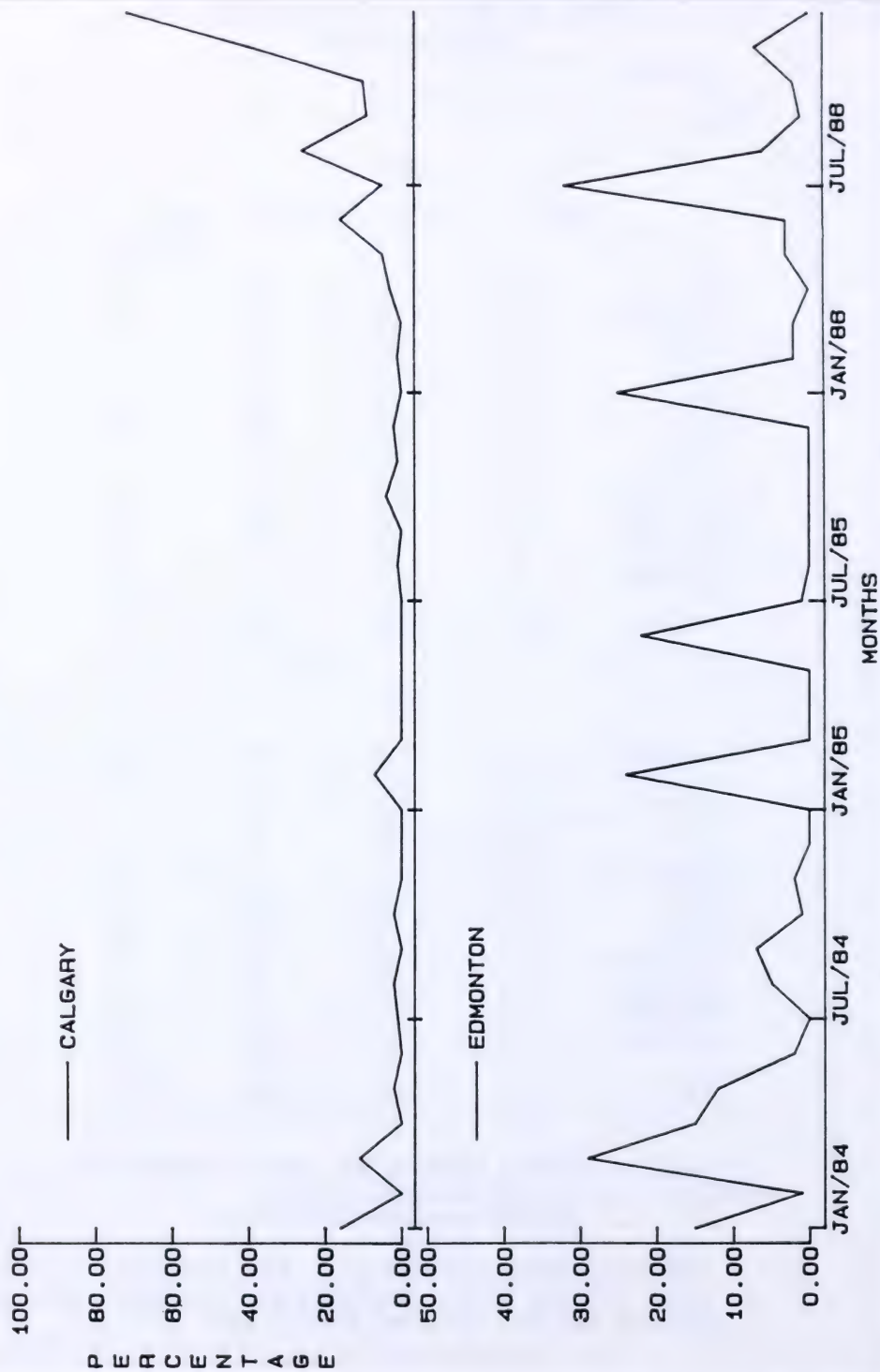


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1985					EDMONTON (METRO)				
CALGARY									
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	
JANUARY	118	0	0	JANUARY	90	90	0	0	
FEBRUARY	73	5	7	FEBRUARY	116	88	28	24	
MARCH	66	0	0	MARCH	90	90	0	0	
APRIL	76	0	0	APRIL	200	200	0	0	
MAY	202	0	0	MAY	185	185	0	0	
JUNE	152	0	0	JUNE	313	245	68	22	
JULY	234	0	0	JULY	243	241	2	1	
AUGUST	243	2	1	AUGUST	296	290	6	2	
SEPTEMBER	283	0	0	SEPTEMBER	278	278	0	0	
OCTOBER	304	11	4	OCTOBER	251	251	0	0	
NOVEMBER	336	2	1	NOVEMBER	270	270	0	0	
DECEMBER	231	4	2	DECEMBER	196	196	0	0	
TOTAL	2318	24	1	TOTAL	2528	2424	104	4	
1986					EDMONTON (METRO)				
CALGARY									
JANUARY	225	0	0	JANUARY	225	168	57	25	
FEBRUARY	177	2	1	FEBRUARY	195	191	4	2	
MARCH	251	0	0	MARCH	207	203	4	2	
APRIL	196	6	3	APRIL	222	221	1	0	
MAY	278	15	5	MAY	252	244	8	3	
JUNE	159	25	16	JUNE	212	206	6	3	
JULY	146	138	5	JULY	288	195	93	32	
AUGUST	176	46	26	AUGUST	213	200	13	6	
SEPTEMBER	169	16	9	SEPTEMBER	186	184	2	1	
OCTOBER	176	17	10	OCTOBER	238	234	4	2	
NOVEMBER	286	172	40	NOVEMBER	193	179	14	7	
DECEMBER	442	318	72	DECEMBER	130	130	0	0	
TOTAL	2681	2114	21	TOTAL	2561	2355	206	8	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

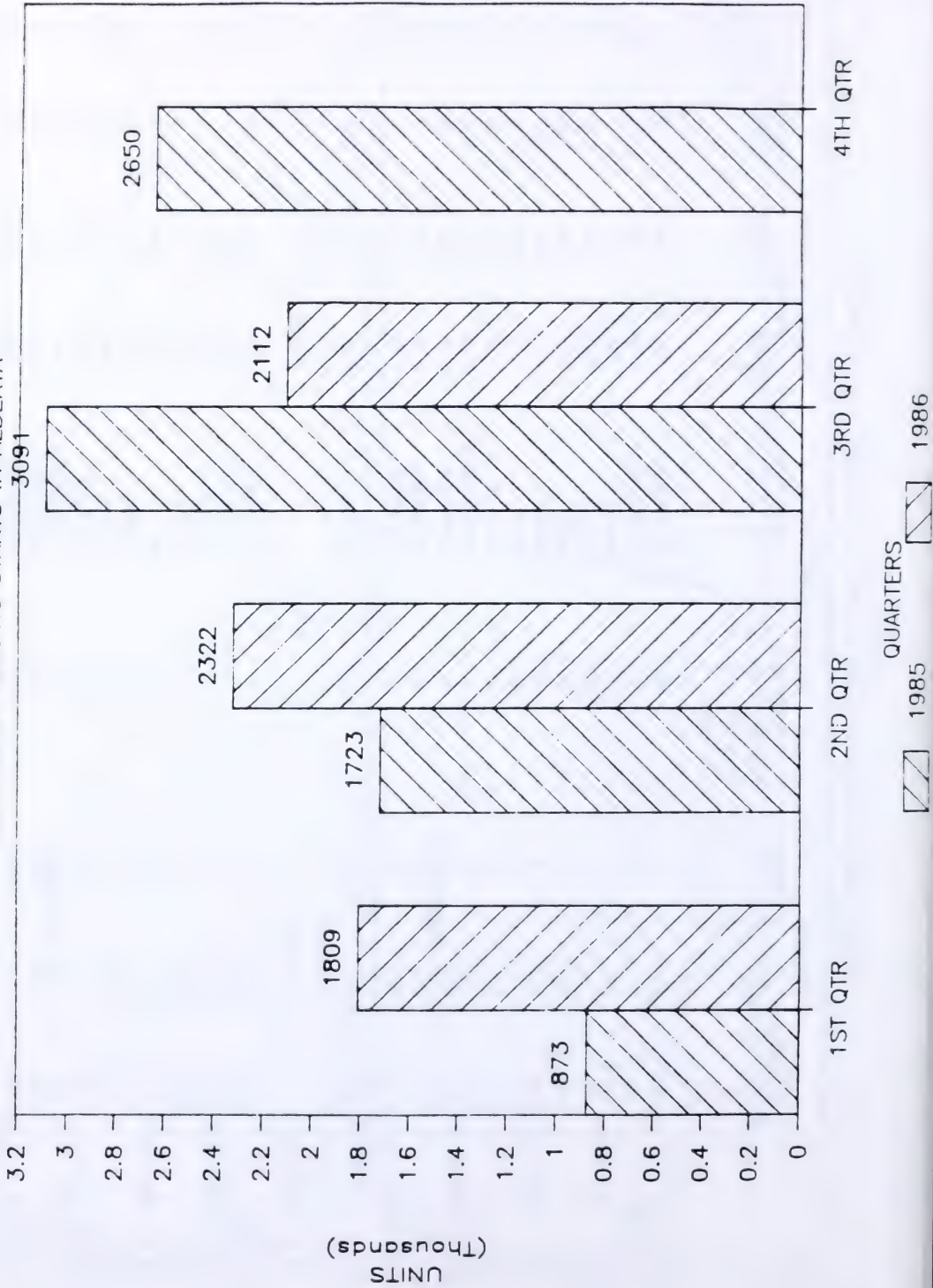


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1985 - 1986	
	1985	1986
		PERCENT CHANGE
FIRST QUARTER	873	1809
SECOND QUARTER	1723	2322
THIRD QUARTER	3091	2112
FOURTH QUARTER	2650	
TOTAL	8337	6243

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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TABLE 7

DEC-86

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	111	0	0	0	111	-48
CAMROSE	0	0	0	0	0	-100
EDMONTON M.A.	166	4	4	0	174	-17
FORT McMURRAY	3	0	0	0	3	-83
GRANDE PRAIRIE	6	0	0	0	6	-77
LEDUC	1	0	0	0	1	-50
LETHBRIDGE	19	0	3	0	22	-12
LLOYDMINSTER (ALTA. PART)	0	0	0	0	0	-100
MEDICINE HAT	11	0	0	0	11	-27
RED DEER	28	0	0	8	36	112
SPRUCE GROVE	6	0	0	0	6	200
TOTAL	351	4	7	8	370	-34

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

TABLE 8

DEC-86

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	518	26	163	345	1052	-12
CAMROSE	14	0	0	0	14	-80
EDMONTON M.A.	578	64	49	1	692	-10
FORT MCMURRAY	2	2	0	0	4	-95
GRANDE PRAIRIE	38	0	0	0	38	-12
LEUC	6	0	0	0	6	-45
LETHBRIDGE	59	2	10	0	71	9
LLOYDMINSTER, ALTA. (PART)	16	2	0	0	18	-74
MEDICINE HAT	37	6	38	0	81	37
RED DEER	60	6	0	0	66	40
SPRUCE GROVE	1	0	0	0	1	-86
TOTAL	1329	108	260	346	2043	-15

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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FIGURE 8
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
CALGARY

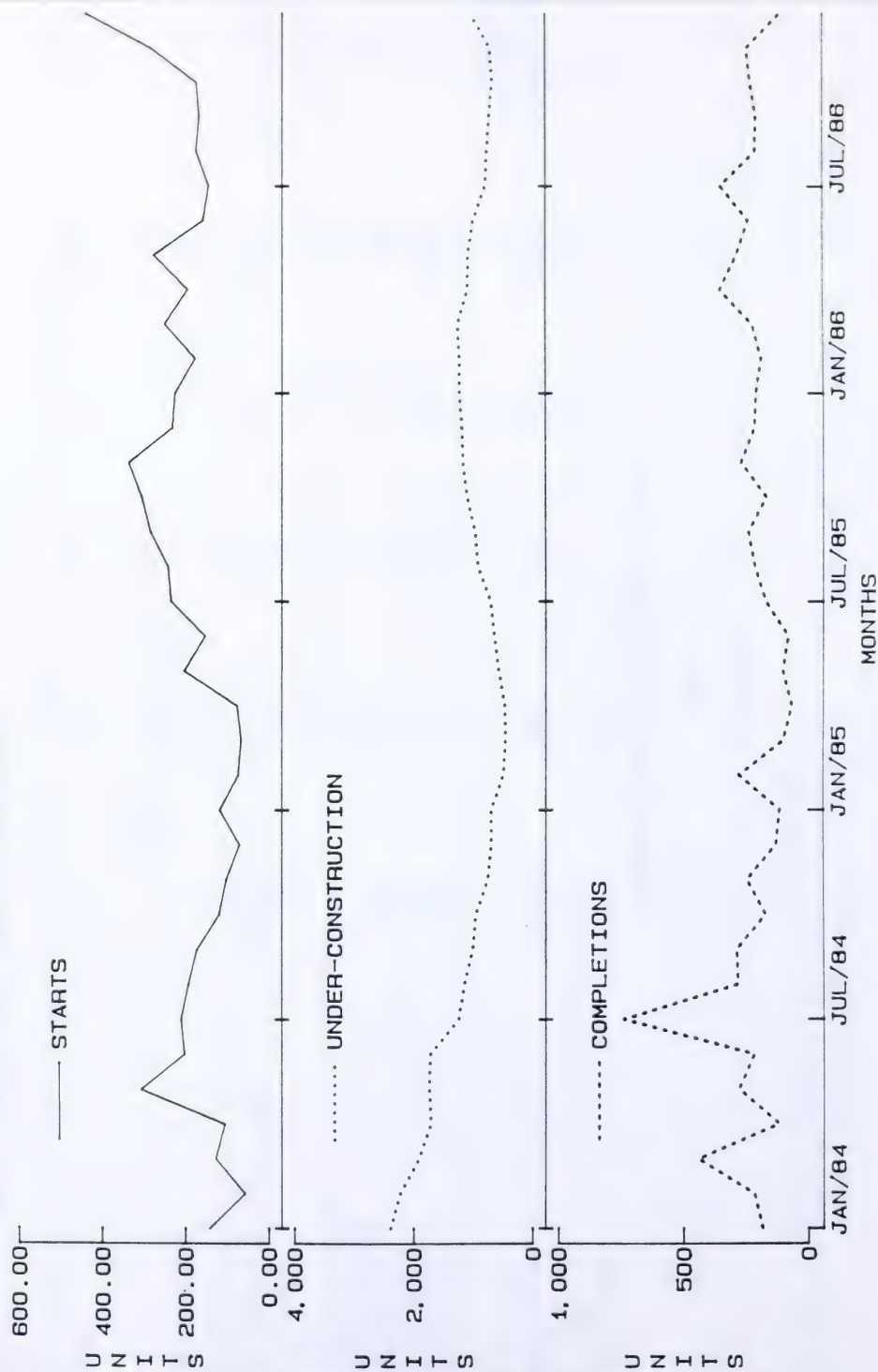


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

----- 1985 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	647
JULY	234	169	711
AUGUST	243	213	925
SEPTEMBER	283	239	969
OCTOBER	304	167	1105
NOVEMBER	336	269	1172
DECEMBER	231	214	1189
----- 1986 -----			
JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH	251	224	1258
APRIL	196	353	1096
MAY	278	287	1084
JUNE	159	240	1001
JULY	146	350	797
AUGUST	176	210	770
SEPTEMBER	169	206	733
OCTOBER	176	228	681
NOVEMBER	286	244	721
DECEMBER	442	111	1052

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
EDMONTON

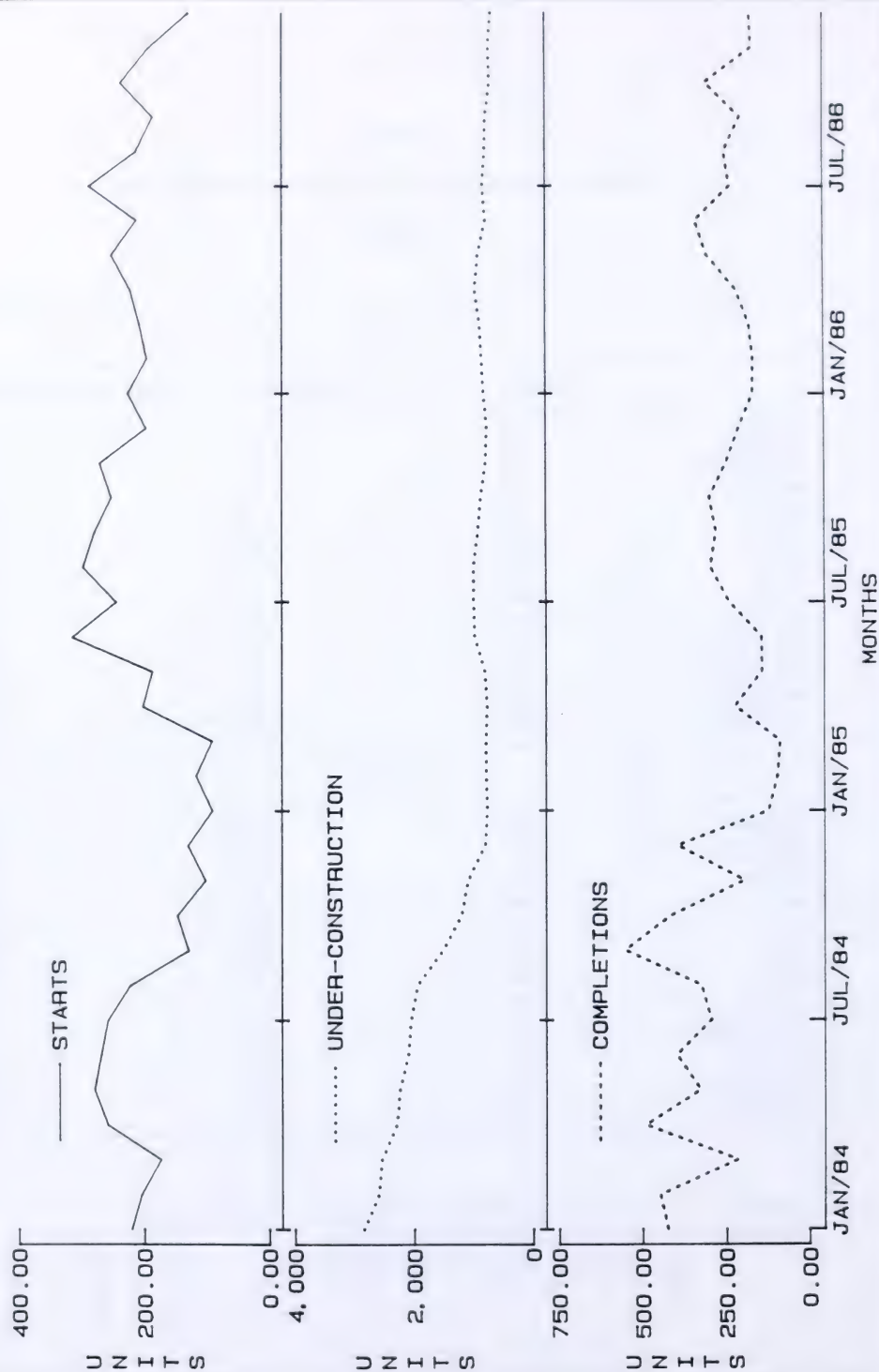


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1985			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	90	122	769
FEBRUARY	116	95	787
MARCH	90	87	790
APRIL	200	222	768
MAY	185	141	811
JUNE	313	143	980
JULY	243	240	999
AUGUST	296	296	998
SEPTEMBER	278	278	923
OCTOBER	251	298	873
NOVEMBER	270	248	790
DECEMBER	196	210	771
1986			
JANUARY	225	167	823
FEBRUARY	195	166	855
MARCH	207	178	886
APRIL	222	217	966
MAY	252	304	912
JUNE	212	339	787
JULY	288	235	836
AUGUST	213	251	797
SEPTEMBER	186	203	782
OCTOBER	238	307	711
NOVEMBER	193	168	736
DECEMBER	130	174	692

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 8
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH
URBAN ALBERTA

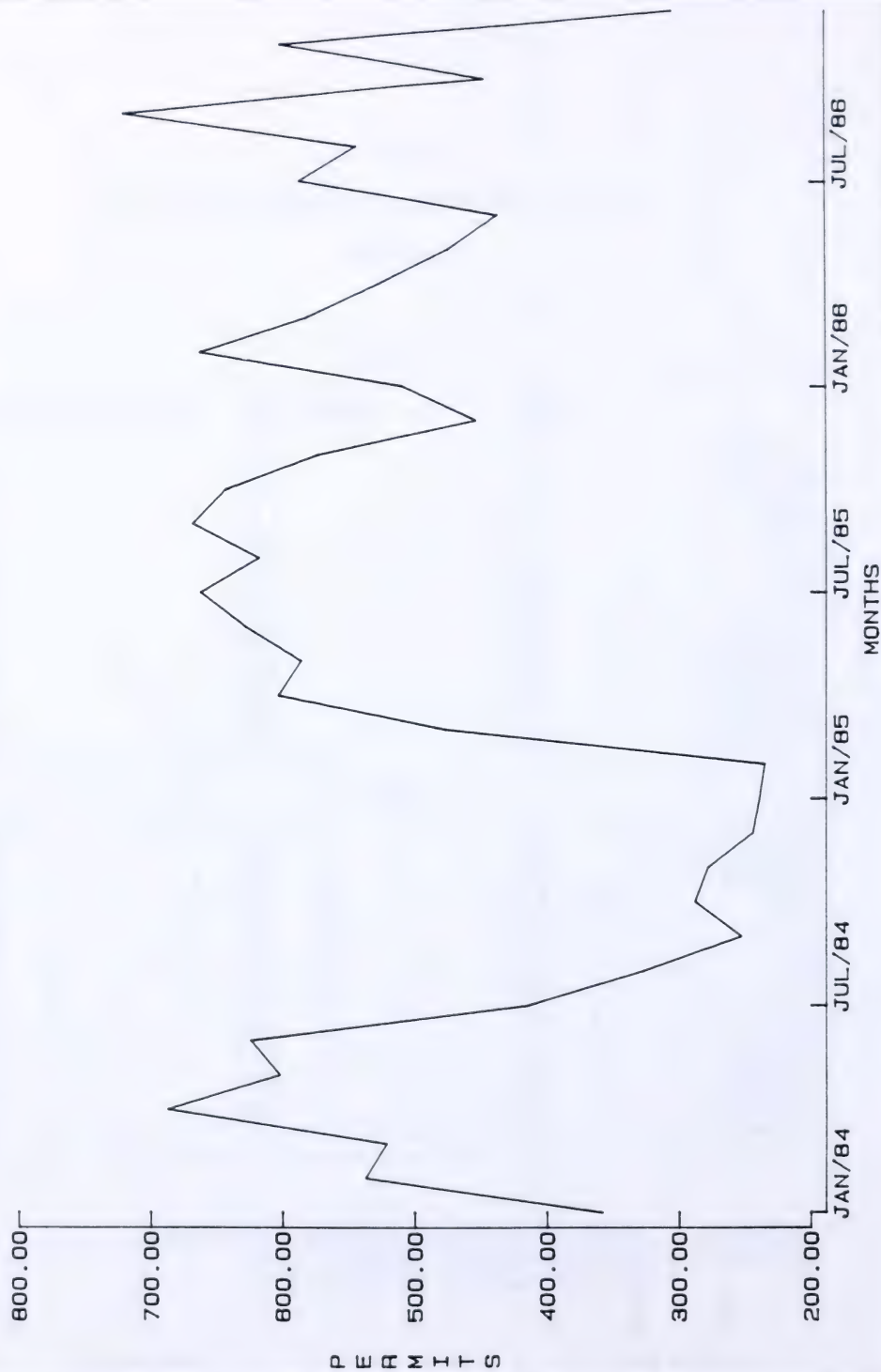


TABLE 11

DEC-86

RESIDENTIAL BUILDING PERMITS
URBAN ALBERTA

CITY	SINGLES	SEMLS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	68	6	0	20	94	-46
CAMROSE	2	0	0	0	2	*
EDMONTON M.A.	121	0	0	6	127	-47
FORT MCMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	5	0	0	0	5	150
LE'DUC	0	0	0	0	0	-100
LETHBRIDGE	11	0	0	0	11	57
LLOYDMINSTER(ALTA. PART)	33	0	0	0	33	560
MEDICINE HAT	3	0	0	0	3	0
RED DEER	16	0	14	0	30	150
SPRUCE GROVE	0	0	0	0	0	-100
TOTAL	259	6	14	26	305	-33

SOURCE: ALBERTA BUREAU OF STATISTICS
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 9
CUMULATIVE RESIDENTIAL BUILDING PERMITS
CALGARY AND EDMONTON

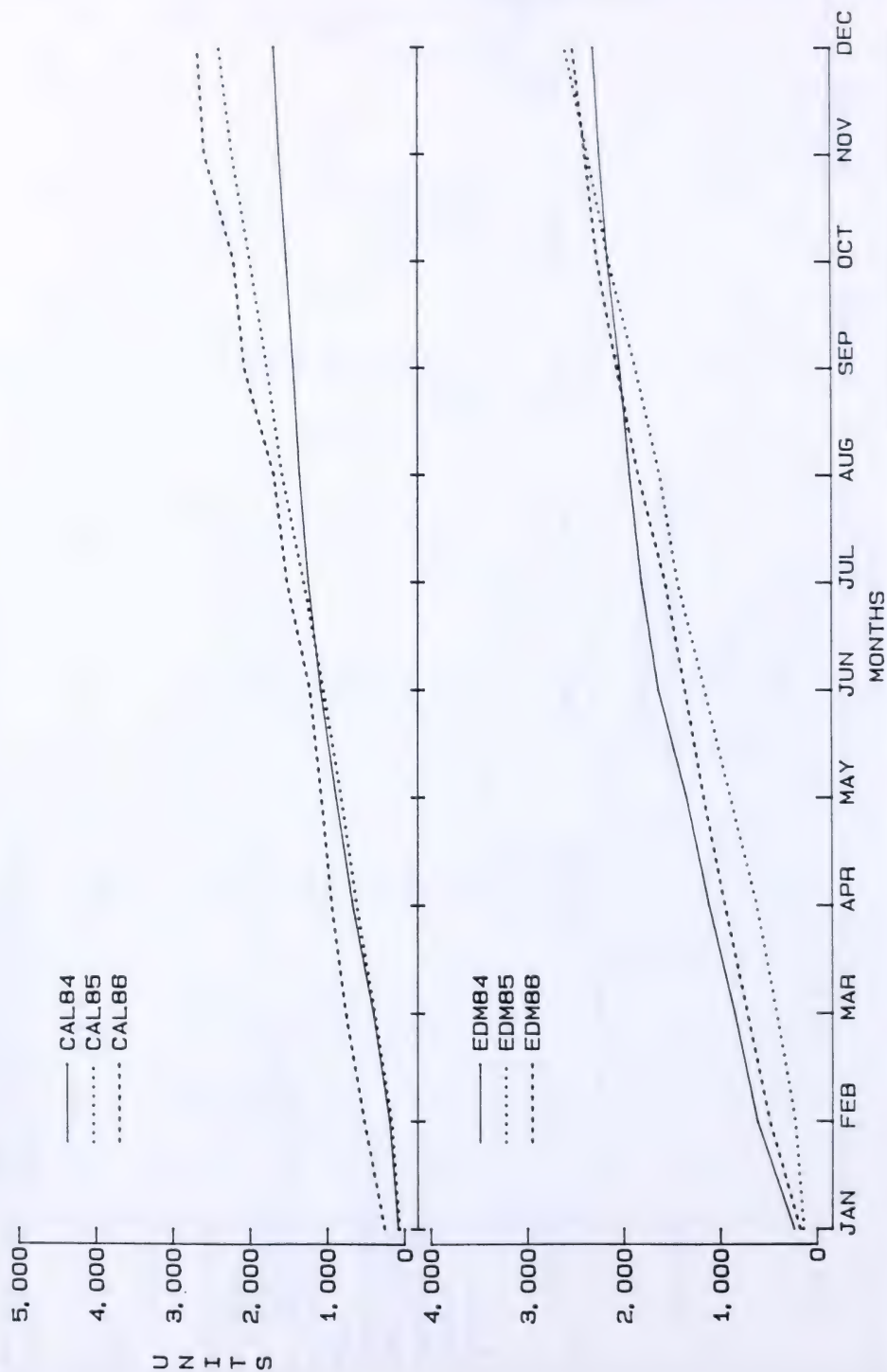


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY		CAMROSE	EDMONTON (METRO)	FORT MCMURRAY	GRAND PRAIRIE		LEDUC	LETHBRIDGE	LLOYDMIN. (ALTA.PART)	MEDICINE HAT	RED DEER	SPRUCE GROVE									
	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986								
JANUARY	65	257	2	0	139	175	3	13	5	4	2	2	5	7	15	21	0	10	2	19	1	2
FEBRUARY	168	522	2	1	228	491	17	16	8	22	3	4	7	11	26	35	2	20	11	45	2	6
MARCH	383	759	4	3	419	722	33	18	16	34	7	4	15	28	33	43	5	62	31	73	5	10
APRIL	618	941	9	6	623	955	67	20	34	57	9	7	37	58	82	48	10	79	59	97	6	15
MAY	820	1077	11	8	896	1172	104	22	42	69	14	11	54	74	100	58	17	94	74	152	8	21
JUNE	1046	1226	13	10	1162	1367	137	23	61	88	16	17	72	104	131	68	25	104	90	165	15	24
JULY	1304	1521	18	16	1440	1568	157	25	81	100	19	19	87	129	154	72	42	115	109	187	19	32
AUGUST	1583	1693	20	21	1621	1843	218	28	103	113	21	19	95	141	178	87	51	134	135	217	23	33
SEPTEMBER	1784	2081	23	22	1870	2064	244	28	117	123	30	20	110	156	286	98	70	165	156	259	26	35
OCTOBER	2007	2220	26	25	2150	2267	261	28	149	137	34	23	116	184	328	122	87	177	172	278	29	38
NOVEMBER	2243	2603	27	28	2366	2396	263	28	163	145	34	26	130	190	397	168	94	182	185	298	30	38
DECEMBER	2418	2697	27	30	2604	2523	269	28	165	150	37	26	137	201	402	201	97	185	197	328	33	38
PERCENT CHANGE	12		11		3		90		9		30		47		50		91		66		15	

YEAR	TOTAL												PERCENT CHANGE	
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC		
1985	239	474	951	1554	2140	2768	3430	4048	4716	5359	5932	6386		
1986	510	1173	1756	2283	2758	3196	3784	4329	5051	5499	6102	6407	0	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 10
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED
URBAN ALBERTA

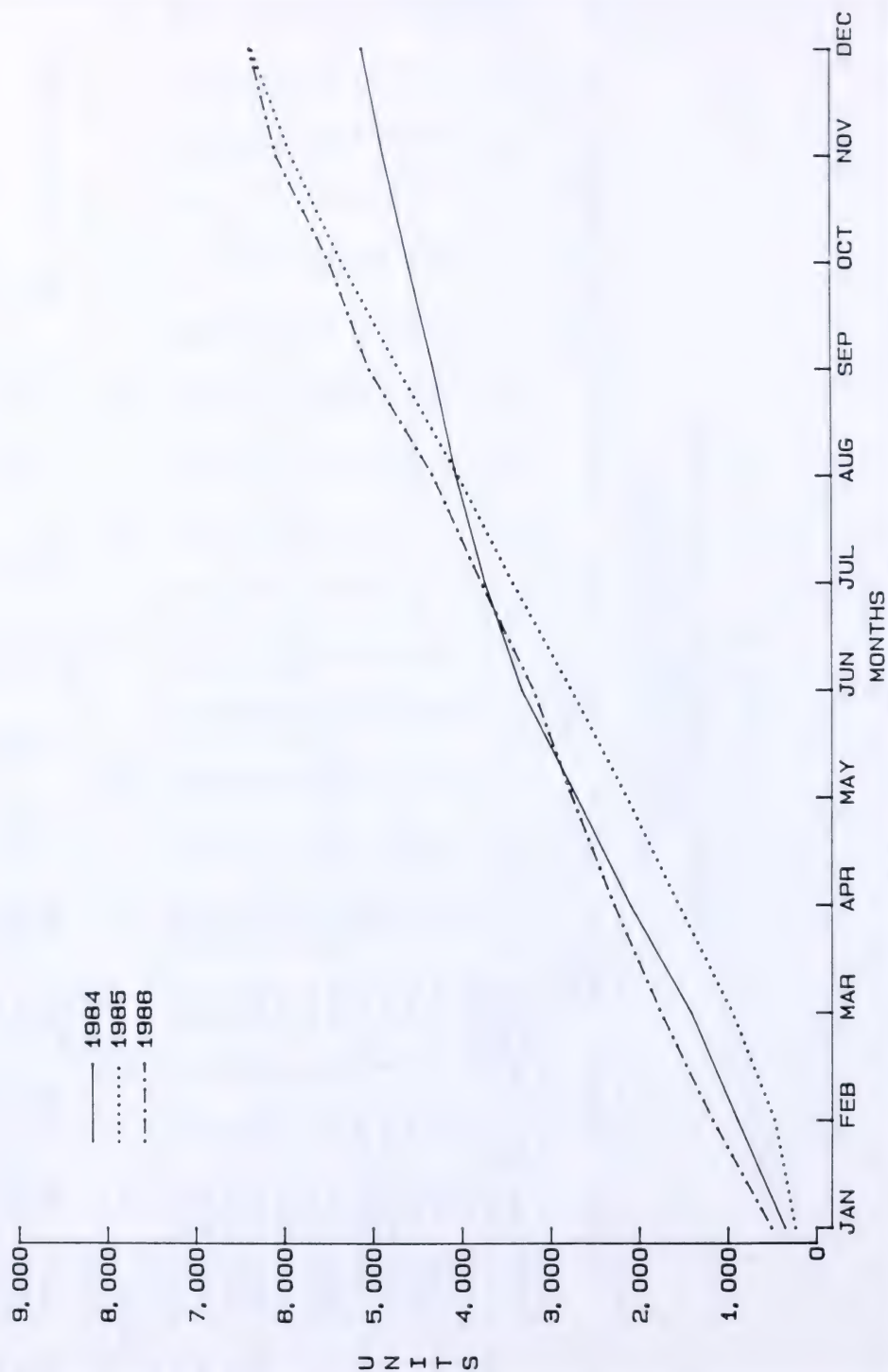


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	239	510	113
FEBRUARY	235	663	182
MARCH	477	583	22
APRIL	603	527	-13
MAY	586	475	-19
JUNE	628	438	-30
JULY	662	588	-11
AUGUST	618	545	-12
SEPTEMBER	668	722	8
OCTOBER	643	448	-30
NOVEMBER	573	603	5
DECEMBER	454	305	-33
TOTAL	6386	6407	0

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

TABLE 14
RESIDENTIAL BUILDING PERMITS
SELECTED RURAL AREAS

	SINGLES			MULTI			TOTAL	
	YEAR TO DATE		PERCENT CHANGE OVER 1985	YEAR TO DATE		PERCENT CHANGE OVER 1985	YEAR TO DATE	
	DECEMBER-86	1986		DECEMBER-86	1986		DECEMBER-86	1986
BONNYVILLE	0	13	-81	0	126	168	0	139
COLD LAKE	0	33	-62	0	42	-73	0	75
GRAND CENTRE	1	27	42	0	0	-100	1	27
ELK POINT	0	3	-95	0	0	-100	0	3
ST. PAUL	0	16	-38	0	5	*	0	21

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 11
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
EDMONTON METRO

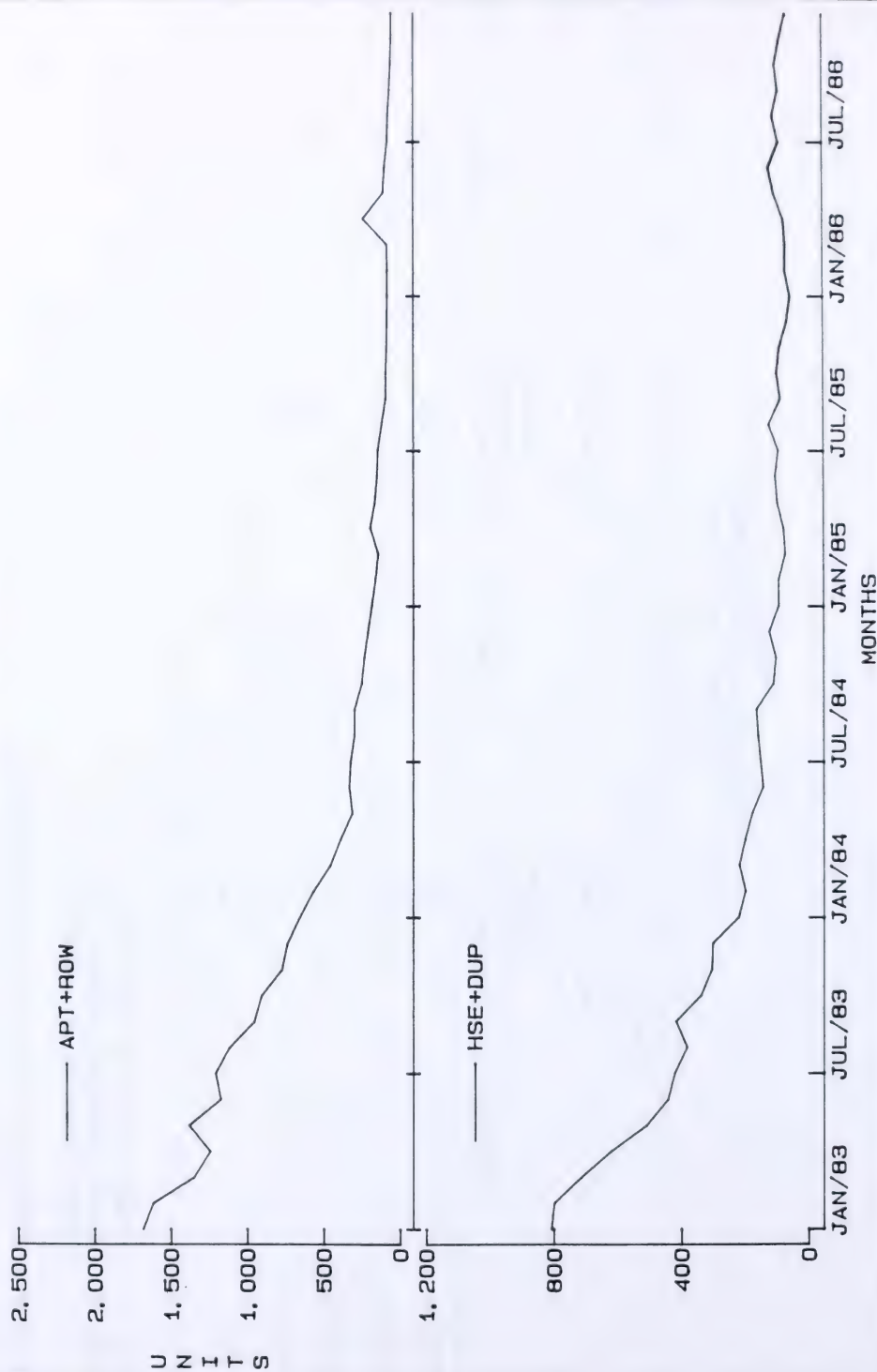


TABLE 15

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1985					
JANUARY	93	184	277	122	39
FEBRUARY	93	161	254	95	32
MARCH	72	143	215	87	37
APRIL	78	195	273	222	38
MAY	98	165	263	141	36
JUNE	104	151	255	143	37
JULY	94	146	240	240	52
AUGUST	124	121	245	296	54
SEPTEMBER	89	94	183	278	65
OCTOBER	100	93	193	298	60
NOVEMBER	100	87	187	248	58
DECEMBER	68	85	153	210	61
1986					
JANUARY	57	84	141	167	56
FEBRUARY	73	84	157	166	49
MARCH	72	87	159	178	53
APRIL	78	74	152	217	60
MAY	107	111	218	304	52
JUNE	124	101	225	339	60
JULY	92	83	175	235	62
AUGUST	111	79	190	251	55
SEPTEMBER	93	69	162	203	59
OCTOBER	103	62	165	307	65
NOVEMBER	89	58	147	168	56
DECEMBER	70	58	128	174	60

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
CALGARY

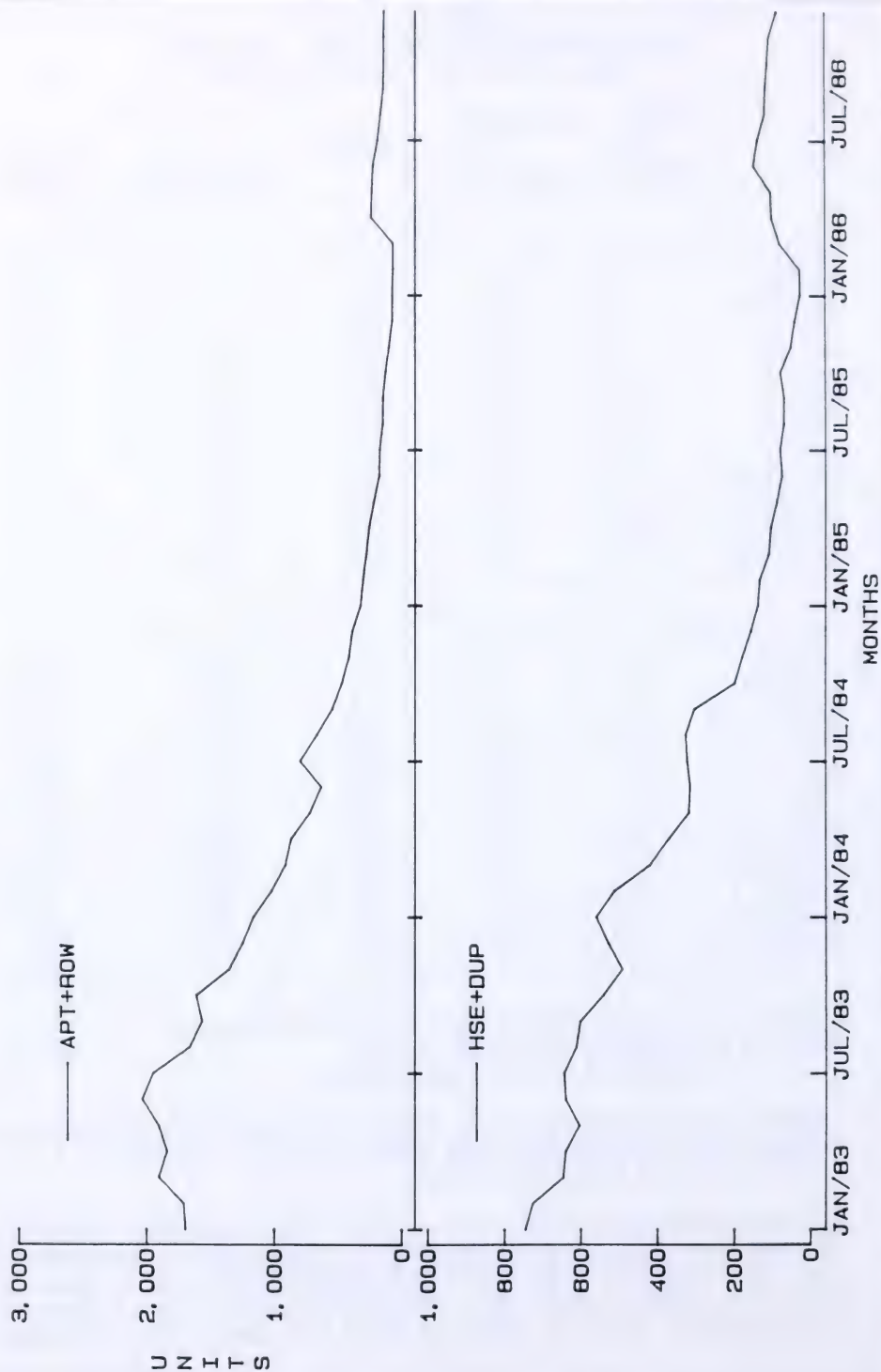


TABLE 16

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1985					
JANUARY	137	322	459	115	30
FEBRUARY	132	302	434	277	41
MARCH	108	276	384	101	28
APRIL	103	255	358	65	20
MAY	87	218	305	101	34
JUNE	74	176	250	79	35
JULY	79	172	251	169	40
AUGUST	69	148	217	213	53
SEPTEMBER	68	146	214	239	53
OCTOBER	78	127	205	167	46
NOVEMBER	50	100	150	269	68
DECEMBER	40	75	115	214	68

1986					
JANUARY	26	74	100	208	69
FEBRUARY	27	70	97	187	66
MARCH	80	70	150	224	53
APRIL	101	242	343	353	32
MAY	103	236	339	287	46
JUNE	147	227	374	240	35
JULY	137	190	327	350	55
AUGUST	118	167	285	210	47
SEPTEMBER	116	146	262	206	47
OCTOBER	111	142	253	228	48
NOVEMBER	107	144	251	244	49
DECEMBER	87	140	227	111	37

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13
LISTINGS AND SALES
EDMONTON METRO

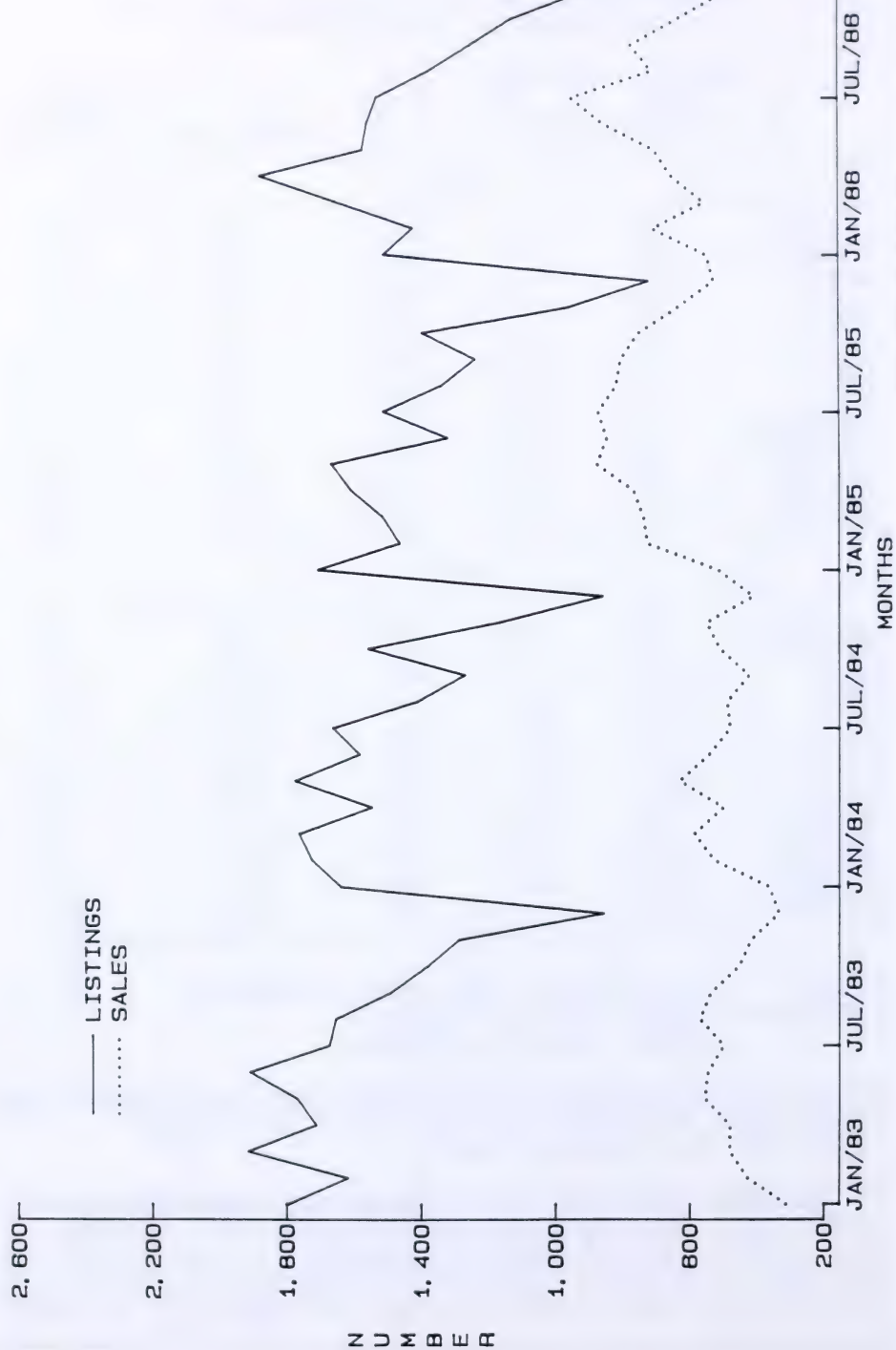


TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1985				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER	1398	751	.54	69804
NOVEMBER	961	633	.66	73175
DECEMBER	721	526	.73	72381
1986				
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL	1884	652	.35	73402
MAY	1577	704	.45	78837
JUNE	1563	857	.55	78503
JULY	1534	954	.62	74882
AUGUST	1380	711	.52	79176
SEPTEMBER	1255	774	.62	76262
OCTOBER	1133	631	.56	73690
NOVEMBER	927	496	.54	72275
DECEMBER	773	438	.57	73302

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 14
LISTINGS AND SALES
CALGARY

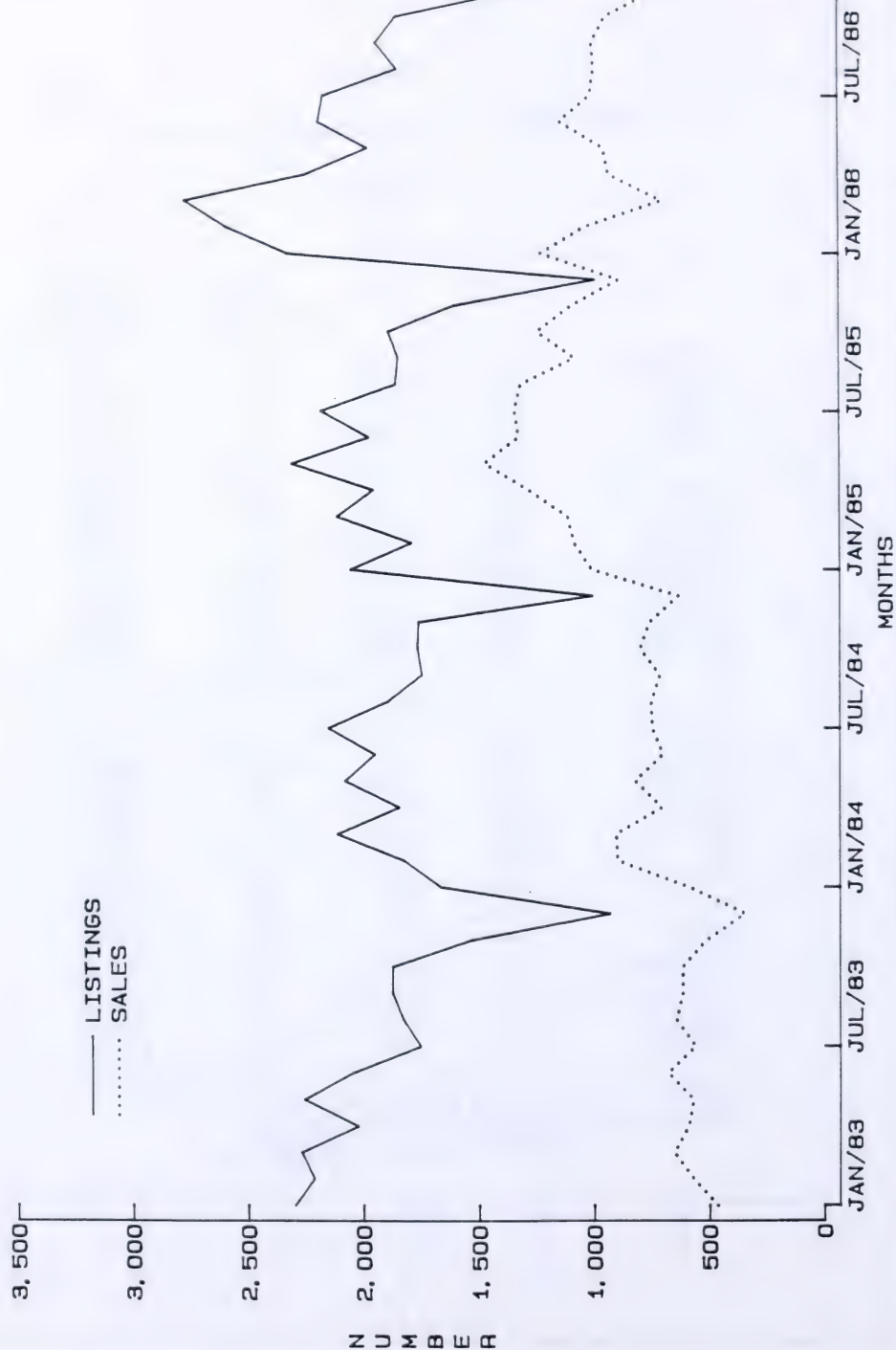


TABLE 18

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1985				

	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER	1892	1245	.66	80370
NOVEMBER	1606	1096	.68	79815
DECEMBER	992	890	.90	81154

1986				

JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL	2255	933	.41	85863
MAY	1982	956	.48	89804
JUNE	2196	1147	.52	91524
JULY	2175	1013	.47	86305
AUGUST	1854	997	.54	84905
SEPTEMBER	1945	1006	.52	86640
OCTOBER	1858	947	.51	85695
NOVEMBER	1315	730	.56	87658
DECEMBER	1050	596	.57	85220

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 15
AVERAGE SALE PRICES
CALGARY AND EDMONTON

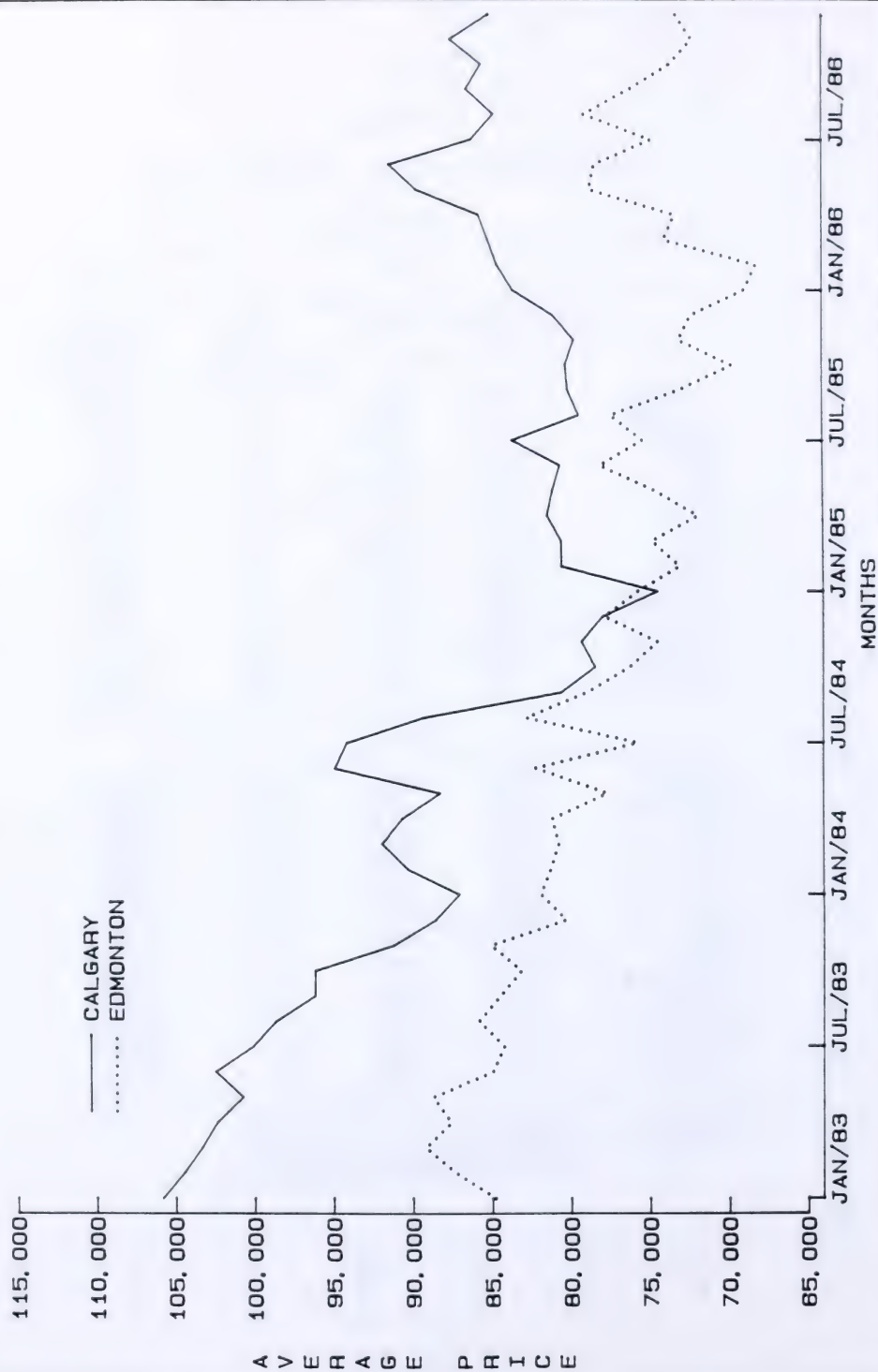


FIGURE 18
NEW HOUSING PRICE INDEXES
CALGARY AND EDMONTON
(1981=100)

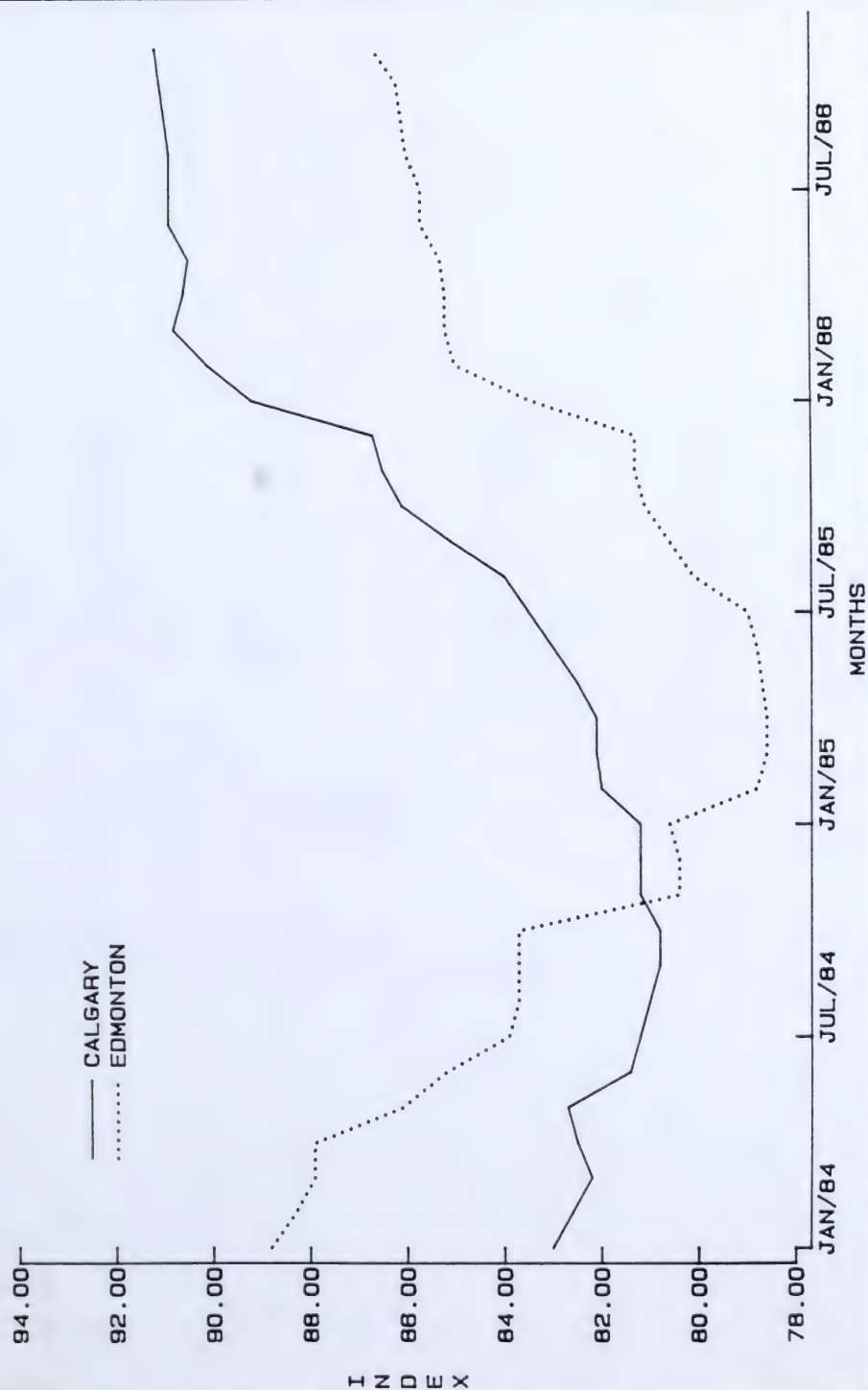


TABLE 19
NEW HOUSING PRICE INDICES*

1981=100

CALGARY**			EDMONTON***		
	1985	1986		1985	1986
JANUARY	81.2	89.2	JANUARY	80.6	83.5
FEBRUARY	82.0	90.1	FEBRUARY	78.8	85.0
MARCH	82.1	90.8	MARCH	78.6	85.2
APRIL	82.1	90.6	APRIL	78.6	85.2
MAY	82.5	90.5	MAY	78.7	85.3
JUNE	83.0	90.9	JUNE	78.8	85.7
JULY	83.5	90.9	JULY	79.0	85.7
AUGUST	84.0	90.9	AUGUST	80.1	86.0
SEPTEMBER	85.1	91.0	SEPTEMBER	80.6	86.1
OCTOBER	86.1	91.1	OCTOBER	81.1	86.2
NOVEMBER	86.5	91.2	NOVEMBER	81.3	86.7
DECEMBER	86.7		DECEMBER	81.3	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

